



Appendix A: Area Centre Appraisals





Builth Wells

1.1 Builth Wells lies on the southern banks of the River Wye, between the Cambrian Mountains to the north west and the wilderness of the Epynt to the South.

1.2 The origin of the town dates with certainty from Norman times with the construction of the timber Motte and Bailey castle.

1.3 Gradually the embryonic town grew in importance and size, so much so that in 1277 it was granted a Royal Charter as a Borough Town.

1.4 The following four centuries saw the sporadic growth of a small market town, which by 1800 had a population close to 700.

1.5 The main fabric of modern Builth dates largely from Victorian and Edwardian times, due to the discovery of the health springs and the arrival of the railway in the 1860's.

Design Characteristics

1.6 As a result of its history, the town has evidence of both pre-railway and post-railway housing, with much of the town centre and core area reflecting the earlier design approach. A high proportion of this housing is in natural stone with natural slate roofs, typically in three storey units, with smaller pane windows. Some properties also have gable walls protected by slate hanging.

1.7 The close integration of these buildings with their later counterparts has meant that they have a more distant setting from the surrounding landscape. In the southern parts of the town, however, topography and the changes in levels - and the character of footpaths and narrow roadways - establishes an intimacy of character not evident in the flatter parts of town.

1.8 The 19th century saw an element of new housing, though at a slower rate than in the 'railway towns' of mid Wales. This brought the introduction of factory-made bricks, which became evidenced partly in brick detailing on predominantly-stone housing and then in use for full elevations. These bricks included the red and pale yellow bricks found in the other towns. A mixture of the two was sometimes used to produce highlights in later decades. Roofing material remained predominantly Welsh slate.

1.9 Later developments have involved rendered properties and a more standardised developer architecture.

1.10 Many of the earlier residential properties fronted directly onto the street or footway. Where forecourts are provided, these are contained by a wide variety of treatments including stone walling, cast iron railings (sometimes on dwarf walls) and hedgerows.

1.11 The more recent 'suburban' development has more typically been open plan or with hedgerows.



Future Development

1.12 The dense character of the town centre is reflected partly in the intimate but lower scale of the nearby housing to the south. A less dense structure exists in the other areas to the west.

1.13 The main highways are fronted by good quality Victorian and earlier housing (and commercial premises) and this gives the opportunity for new development to reinforce the character of the town, and as such, new development should adhere to the following requirements:

- Materials should generally be natural stone or pale render with brickwork detailing (using the same colours). The use of facing brickwork will be permitted only in exceptional circumstances where it can be demonstrated that the local context can accept facing brickwork and where it replicates the historic reds and pale yellows of the town.

- The pitch of the roof should not be less than 35-45 degrees, with vertical gable ends rather than hipped roofs. Chimney stacks should be incorporated in all building groups (whether real or false);
- All roofs should be of natural or reconstituted grey slate.
- Dwellings should generally be set back no more than 3m from the road, being two to three storeys in the town centre and to the south and maybe limited mainly to two storey to the west.
- Windows should have vertical proportions and, where appropriate, arched heads; sills should be clearly defined. Glazing bars should reflect a local cruciform pattern or have smaller panes.
- Facades should generally be restricted to one type of building material, with very limited detailing around windows.
- Preferred front boundaries are low rise walls with railings.





Knighton

1.1 Knighton is located on the border with England and remains an active market town. The town has grown organically, benefiting from its proximity to the markets in England and links with the cloth trade.

Design Characteristics

1.2 There is an intimate scale to most of the development in Knighton and an organic street pattern.

1.3 The oldest properties are generally finished in white rough cast render or stone.

1.4 They are low rise, with small windows and dormers at first floor level.

1.5 Elsewhere in the town there is a noticeable Victorian architectural influence, and properties have vertically proportioned sash windows, many with arched heads.

1.6 They tend to be two or three stories in height, and are generally red brick or stone clad with pale brick quoins and detailing around doors, windows and chimney stacks.

1.7 The Victorian dwellings on Victoria Road have ground floor bay windows which link to their porches. They have decorative yellow brickwork around the windows, doors and chimneys.

1.8 The majority of properties in the town centre are terraced with small set backs or flush to the pavement.

1.9 There are some larger detached properties on the outskirts of the town and along the steep sided river corridor running east-west through the town. A number of the larger properties have balconies.

1.10 Topography plays an important part in the appearance of the town so much so that certain buildings are more prominent than others.

1.11 There are a few examples of black and white buildings in the town, either of half timber or white render with black detailing around windows, barge boards and damproofing.

1.12 One interesting feature is the inclusion of large roof overhangs on some of the dwellings.

1.13 Chimney styles vary with era and tend to be larger the older the property. Most breasts are internal.

1.14 A number of dwellings have gable ends incorporated in to the ridgeline of the front facade.



Future Development

1.15 The town has a rich architectural heritage and it is important that this is not eroded by future development. The following requirements should therefore be adhered to.

- Materials should generally be red brickwork with brickwork detailing, or pale roughcast render. Natural stone would be a welcome addition.
- The pitch of the roof should not be less than 35-45 degrees, with vertical gable ends or fronts.
- All roofs should be of natural or reconstituted grey slate.
- Dwellings should generally be set back no more than 3m from the road and should be two to three storeys reflecting the adjoining properties
- Facades should generally be restricted to one type of building material.
- Preferred front boundaries are low rise walls.
- Where timber is used it should be an integral part of the façade and combined with white wash infill
- Eaves should have a minimum overhang of 150mm.





Llandrindod Wells

1.1 Llandrindod Wells owes its remarkable development from a few scattered farming communities to the grand town it is today to the Victorian fashion for taking the waters coinciding with the coming of the railway. Although the town's saline waters had been discovered in the previous century and a large hotel had opened in the town for spa purposes for some forty years, the town's real tourism boom followed the opening of the railway in 1865.

1.2 The town began to grow, only slowly at first, but with the establishing of Radnorshire's County Council offices on the town in 1880, the phenomenal growth of the town was soon underway.

1.3 Hotels, apartments, new treatment centres, pavilions and other leisure facilities were all built to cater for as many as 80,000 visitors a year.

1.4 The growth of the town continued unabated into the early 20th century. However, the outbreak of World War One saw a drastic reduction in the number of visitors and the area was slow to recover.

1.5 Nonetheless the town consolidated its role as an administrative centre and established a light industrial base and increased its housing stock to encourage new businesses.

Design Characteristics

1.6 The impact of the tourist boom is still evident in the town today. Much of the architecture is Victorian and Edwardian and of a grand scale. Former hotels and large town houses have been converted into flats.

1.7 The ease of importation of bricks has meant that the town's main building material is a bright red brick, with natural slate roofing. In an effort to provide additional prominence, some buildings also incorporate timber detailing (seen in other spa towns) reflecting north-east Powys black-and-white architecture. Others display decorative corbelling in contrasting brick.

1.8 Pale yellow brick and/or render has been employed in some places to add variety and identity.

1.9 Turn-of-the-century housing typically reflects a nationwide Arts and Crafts emphasis, with more use of render, more ornate windows and use of clay tiles for roofs and wall cladding.

1.10 Bay windows are common as are front facing gable dormers. There are also some examples of stained glass windows.

1.11 Terraces are common, especially in the town centre where buildings of up to four stories are prevalent.



1.12 Prominent corners are often highlighted through the use of turrets, particularly in the town centre.

1.13 Other commonly used decorative features include decorative bargeboards, finials, cast iron railings and canopies, ornamental glazing bar patterns and decorative string courses.

Future Development

1.14 The character of the central part of the town remains and has been reinforced by the surrounding housing areas of the later 19th and early 20th century periods. Later 20th century housing has been fairly nondescript, not reflecting the character of the settlement and adopting colours not locally prevalent. New development should reinforce the character of the older parts of the town and assist in 'marginalising' some of the later extensive but less sympathetic additions.

- Materials should generally be brickwork which replicates the historic reds (and pale yellows) of the town, or pale render. Detailing should be in brickwork (using the same colours) or in painted timber.

- The pitch of the roof should not be less than 40 degrees, although features could usefully employ steeper angles of pitch. Vertical gable ends should be used with slate-roofed buildings but hipped or half-hipped roofs may be appropriate with tiled roofs. Brick chimney stacks should generally be incorporated in all building groups (whether real or false). If tiles are used, these should be with a thin edge, not creating a horizontal emphasis within the roof planes.

- Dwellings should be two, three or four storey in appearance;
- Windows should have square to vertical proportions and with square heads (other than as a feature); sills and lintels should be clearly defined. Glazing bars should reflect a local cruciform pattern, possibly with smaller panes in the top half.
- Facades should generally be restricted to one type of building material (other than detailing around windows or in gable heads where appropriate)
- Preferred front boundaries are low rise brick walls with railings.





Llanfair Caereinion

1.1 The small market town of Llanfair Caereinion has long been a centre for the farming community. It is situated in the heart of Montgomeryshire at an important crossing point on the River Banwy. The town extends either side of the River up the steep valley sides.

1.2 The town survived a great fire in the 18th century and much rebuilding followed.

Design Characteristics

1.3 Through the effects of the fire and the slow gradual growth of the town, the vernacular style in Llanfair Caereinion is the most diluted of all the Area Centres.

1.4 A common influence on all the buildings however is the steep topography of the town. As a result buildings tend to be low rise, either one or two storeys and with similar orientation, depending on which side of the valley they are located.

1.5 The steep topography results in the rear of properties being more conspicuous, where unsympathetic rear and dormer extensions have more of a visual impact.

1.6 Older dwellings tend to consist of a single building material of either stone, red brick or render. Many have pairs of front dormers, although the window patterns on the façades of the building are not always regular.

1.7 The older dwellings around the town core are usually terraced with steep sided gable ends.

1.8 The building line tends to be discordant although most maintain small set backs or are flush to the pavement.

1.9 Roofs were originally slate.

1.10 Chimneys tend to be red brick and are predominantly located at the ends of dwellings with internal chimney breasts.



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Llanfair Caereinion

Future Development

1.11 Llanfair Caereinion does not have a particularly strong vernacular architecture, and new development should therefore ensure that it responds to the context of its immediate surroundings.

1.12 There are however a few principles which should be applied to all new dwellings:

- Dwellings should be no more than two storeys in appearance unless located on the valley floor.
- Roofs should be of natural or reconstituted slate and all dwellings should incorporate chimney stacks

- Window proportions should be small and front gable dormers will be encouraged.
- Dwellings should have vertical rather than hipped gable ends
- Materials should generally be natural stone or render. The use of facing brickwork will be permitted only in exceptional circumstances where it can be demonstrated that the local context can accept facing brickwork. Such materials should be limited to one type per dwelling.
- Developments of more than three dwellings should include a range of buildings of different materials.





Appendix A: Area Centre Appraisals

Llanfyllin

Llanfyllin

1.1 Llanfyllin is set in a deep valley surrounded by gently rolling hills.

1.2 The town has a long history and was granted its charter as a borough in 1293.

Design Characteristics

1.3 The town has an intimate scale with most properties flush to the pavement or with small setbacks.

1.4 There is a wide variety of design styles and architectural eras represented in the town. The majority of buildings are red brick or render, although there are some stone built and clad dwellings.

1.5 There are a few examples of half timber black and white houses.

1.6 Much of the brick used in the town is of a more dusky colour than the brighter red found in the Victorian railway towns.

1.7 Buildings are two or three stories in appearance.

1.8 There is a predominance of front gable dormer windows; roofscapes are characterised by vertical gable fronts or ends.

1.9 Architectural detailing includes grey brick detailing around windows and doors of red brick dwellings, grey and black quoins on

pale coloured render, and decorative barge boards on Victorian cottages.

1.10 Chimney stacks are generally of red or pale yellow brick and located at the end of the dwelling with an internal breast.

1.11 Some Victorian properties have single storey bay windows conjoined with a porch.

1.12 There are good examples remaining of Victorian and Georgian sash windows with strong vertical emphasis.

1.13 Where present, boundaries tend to be low rise brick and/or railings.





Future Development

1.14 Llanfyllin has retained a wide and attractive variety of architectural styles in its buildings and it is important that this quality is not eroded by future development.

1.15 New dwellings should not be restricted to one particular design style, however there are certain principles which should be adhered to:

- Dwellings should be two or three stories in appearance



- Materials should generally be natural stone or pale smooth render. The use of facing brickwork will be permitted only where it can be demonstrated that the local context can accept facing brickwork and where it replicates the red and dusky colouring within the town.
- Window patterns should generally be vertically symmetrical at first floor level.
- Roofscapes should be varied either through the orientation of ridgelines or the incorporation of front gable dormers.
- All roofs should have vertical rather than hipped gables and should have a minimum pitch of 35-45 degrees.
- Preferred boundary treatments are low rise walls with railings.





Llanidloes

1.1 The origins of Llanidloes go back to the 7th century although it was during the late 13th century that the main streets were laid out in the shape of a cross.

1.2 Until the 16th century, the town grew slowly around the two main streets edging nearer to the protective River Severn and utilising its power. The emergence of the wool and flannel trade saw a rapid growth in the town with mill buildings and related housing being developed across the town, in particular along the banks of the Severn and its tributary and on the north bank over the Long Bridge. The railways followed the Severn valley from Welshpool and with it came new building materials.

1.3 Since the late 19th century Llanidloes grew initially only as far as the landform and building techniques allowed, with generally highly decorative Victorian villas either built as individual houses on slopes or as groups stretching along contours. The town saw the closure of the railway line in 1962 and as such there is little post war housing of the 1960's and 70's. The opening of the A470 town bypass, on the line of the old railway, has seen areas of newly built residential development on the south-eastern side of the town which continues to this day.

Design Characteristics

1.4 The core of the town is based around Long Bridge and Great Oak Street which

produces the cross shape with the old market hall as their intersection. The commercial and residential properties comprise a mix of timber framed 16th century and fine Georgian buildings and a cross section of Victorian commercial and residential buildings.

1.5 Typical of the area are timber framed and local stone buildings, weatherproofing of the base of the wall, pitched cobble pavement identifying pedestrian routes. The central core is typically 3 storey with 2 storey offshoots to the rear and at the ends of the main streets.

1.6 Roofs are Welsh slate with lead sheet ridges, overhanging eaves with soffits and barge boards painted black. The majority of Victorian buildings utilise the wide array of bricks being brought into the area at that time, with contrasting colours used as horizontal bands and decorative corbels.

1.7 There are a few unusual examples of brick patterned houses throughout the town. There are also fine examples of buildings combining bricks with local stone, usually with the brick as the public face and (cheaper) local stone to the sides and rear.

1.8 As typically found across Powys there are examples of slate tiled gable ends to residential buildings.

1.9 Other than the commercial heart of the town, windows are visually supported with painted stone lintels and cills. Most windows are of the sliding sash type with variations on



the number of panes. Where white wash is evident the window surrounds are painted in contrasting black.

1.10 Smaller mews type Victorian cottages are simple and robust in their build, utilising contrasting bricks for segmental arched lintels combined with stone cills. In a number of cases there is evidence of contrasting brick weatherproofing to the base of the walls. Chimneys are typically brick with decoration limited to individual villas and commercial buildings.

Future Development

1.11 The town remains as a compact form restricted by the river, topography and the bypass. In addition much of the medieval town characteristics remain from which there are some key principles that can be applied to new developments.

- All roofs should be of natural or reconstituted slate
- Ridge tiles should be a combination of natural clay, black clay and lead sheets
- Dwellings should typically be 2 or 3 storey in appearance

- Windows should have visually prominent lintels and cills
- Windows should indicate greater vertical proportions
- Dwellings should generally be set back no more than 3m from the road edge
- Where timber is used it should be an integral part of the façade and combined with white wash infill
- Materials should be local stone, brick or render in pastel colours
- Parking where required should be to the rear or the side of the property
- Chimney stacks of red brick should be included in all dwellings
- Overhanging roof elements eg eaves should have minimum overhangs
- Wooden roof elements such as bargeboards and soffits should be painted black
- Predominantly brick buildings should incorporate decorative brick edging/ corbels at the roof edge
- Front facades will be restricted to one type of building material (other than detailing around windows and as quoins where appropriate)





Machynlleth

1.1 Machynlleth thrived under its charter granted in 1291, which enabled a weekly market and biannual fair to be held.

1.2 The town continued to prosper on the production of flannel and trade from the weekly market. In addition there are several extensive lead and slate mines within the vicinity which added to the importance of the town within the area.

1.3 The opening up of the railway line in 1863 linking Machynlleth to the national network brought with it changing employment practices and increased trade in goods and their availability.

1.4 Victorian villas, terraces and cottages began to emerge beyond the town centre, filling the land on either side of the town's main access roads.

1.5 In recent years, infill terraces and small developments have, in most cases, respected the local vernacular. Two recent developments of note are the Centre for Alternative Technology, 3 miles to the north, and Dyfi Eco Park, which both contain imaginative use of materials and provide a springboard for contemporary architecture in the region.

Design Characteristics

1.6 The core of the town is based around Maengwyn Street on which the medieval Parliament and Royal House still stand, with the Town Clock of 1874 standing at the junction with Pentrerhedyn Street. The commercial and residential buildings at its heart consist of a colourful mix of 13th to 19th century properties, both 2 and 3 storeys, with a series of small yards and passageways leading to work places, smaller cottages and peripheral housing.

1.7 Roofs are of Welsh slate with black clay ridge tiles, with lead ridge sheets on the older buildings and decorative clay ridge tiles on most Victorian residential buildings.

1.8 Overhanging eaves are generally not prominent, however, decorative bargeboards are evident on the Victorian buildings. The colour is usually black except in those cases of linking with the colour washed facades, window surrounds and base weatherproofing.

1.9 Upper floor windows on the older houses have adjacent lintels and soffits with early Victorian terraces utilising a false dormer structure which has been copied in much later new build to good effect.

1.10 The use of brick is simpler on the facing facades with decoration used on window surrounds and for quoins. There is extensive use of the local mudstone combined with brick and render on the more visible façade.



1.11 The use of timber is limited in the town. A short Victorian villa terrace overlooking St Peter's church uses it as a decorative mock-tudor feature of the upper floors as does a new courtyard development off Brickfield Street, but more as a decorative clapboard feature.

1.12 The chimneys are strong in stature and are constructed in both brick and stone and generally situated to the left when facing the property.

1.13 The residential Victorian properties are set back from the pavement allowing both room for a wall and railing curtilage and full height bay windows.

Future Development

1.14 The town remains as a compact form based around the medieval road network with related characteristics retained. Key principles, which should be applied to new development in the town, are as follows:

- Dwellings should typically be 2 or 3 storey in appearance
- All roofs should be of natural or reconstituted slate

- Ridge tiles should be a combination of natural and black clay
- Roof elements such as bargeboards and soffits should be wooden and painted black
- Materials should generally be natural stone or render in neutral or pastel colours. The use of facing brick will be permitted only in exceptional circumstances where it can be demonstrated that the local context can accept facing brickwork
- Front facades will be restricted to one type of building material (other than detailing around windows where appropriate)
- Developments should incorporate terraced elements where possible
- Parking where required should be to the rear or the side of the property
- Materials should be local stone, brick or render in pastel colours
- Dormer windows incorporating a broken gutter line will be encouraged
- Dwellings should generally be set back no more than 3m from the road edge
- Chimney stacks of red brick should be included in all dwellings



Newtown

1.1 Following the granting of a charter in 1270, Newtown became the regional centre for mid-Wales. The growth of the Flannel industry in mid 19th century Wales carried with it an immediate growth in the town. This was felt most around Commercial Street where back-to-back cottages, high density terraces and factories were built along a regular grid pattern.

1.2 The fortunes of the town have mirrored the potent power of the River Severn. Following a severe flood in the early 1960's, the town was nearly abandoned and rebuilt on higher ground. However the decision was made to redevelop the town as a 'New Town' and provide extensive flood defences.

1.3 The Mid Wales New Town Development Corporation was formed in 1968. The massive investment brought new housing and businesses to the area, mainly utilising the flat land to the east and west of the town centre alongside the now tamed Severn and the railway corridor.

1.4 Despite the collapse of many traditional industries, the built remnants of that age remain to this day and offer a glimpse of a prosperous Victorian town and the housing and factory provision.

1.5 Private housing development since the 1970's has focussed on the higher land on the northern side of the Severn, with a multitude of cul-de-sacs, and scattered dwellings.

Design Characteristics

1.6 The town centre is made up of a combination of 2 and 3 storey buildings of mainly Victorian and modern age, set around a simple grid network with back lanes to either side of the town core.

1.7 The Victorian buildings are divided into 2 categories. The town core and the middle class Victorian residential buildings to the south of the town are more decorative in nature, with multiple contrasting horizontal brick bands, splash lintels, bay windows and front curtilages. Their roofs are of Welsh slate with decorative clay ridge tiles, brick as opposed to wooden barge boards and solid brick chimney stacks. Occasional large villas have contrasting yellow brick facades with the larger properties employing the use of slate for the gable end.

1.8 The much simpler working class residences and factories, typical of the Penyloddfa area, are a combination of white wash and brick exteriors with sash windows, stone cills and brick lintels. Roofs are again Welsh slate with either lead sheets or black clay ridge tiles.

1.9 Gradients within the town were taken account of by stepping terraces down the slope and providing steps from the wide pavements. Where pavement space is limited and building lines are too the edge of the pavement, oriel windows and indented porches are used.



1.10 Of particular note amongst the newer built parts of Newtown are the systems of pathways in the 'New Town' areas, linking streets and housing with the surrounding open space as well as the use of ground floor garages in those new houses being built against the slope.

Future Development

1.11 Newtown has become a fragmented town due to both public and private house-building in the last 30 years; however the town still retains elements of built form from which key principles should be learnt.

- All roofs should be of natural or reconstituted slate
- Ridge tiles should be a combination of natural clay, black clay and lead sheets
- Window cills should be of stone with lintels either stone or contrasting brick
- Predominantly brick buildings should incorporate decorative brick edging/ corbels at the roof edge
- Parking where required should be to the rear or the side of the property
- Materials should be local stone, brick or render in pastel colours
- Overhanging roof elements eg eaves should be emphasised
- Wooden roof elements such as bargeboards and soffits should be painted black
- Windows should indicate more vertical proportions and bay and oriel windows should be incorporated into developments
- Dwellings should generally be set back no more than 3m from the road edge
- Where timber is used it should be an integral part of the façade and combined with white wash infill
- Door surrounds and porches should be decorative in their nature
- Built form should build on the formality as indicated in the town centre





Presteigne

1.1 Presteigne lies in gently undulating countryside, separated from England by the River Lugg.

1.2 This small medieval market town has buildings dating back to the 14th century. It was once an important centre for the cloth trade, although its growth suffered from several outbreaks of plague.

1.3 A fire in 1681 destroyed much of the town and as a result was rebuilt with Georgian buildings which are still evident around the Broad Street area.

Design Characteristics

1.4 The street pattern in the centre of Presteigne reflects the architecture of the time. For example on the north of Broad Street the street still follows the irregular frontage of timber buildings on burgage plots, but on the opposite side across a widened street, there is a straight rank of Georgian frontages.

1.5 Given the deep plots, courtyard developments are quite common, some retaining their original surfacing materials of cobbles.

1.6 External building materials vary from half timber, to red brick, stone and render. Dark wood cladding is also a feature of a number of buildings at first floor level, usually on gable ends of side or rear elevations.

1.7 To the south of the town centre there is a predominance of properties with rough-cast render in neutral or pastel shades.

1.8 The windows are often small and informal in their arrangement.

1.9 Elsewhere there are Georgian and Victorian stone or brick dwellings, with good examples of sash windows with strong vertical emphasis.

1.10 A number also have examples of yellow brick detailing or natural free stone dressings around windows, doors and chimney stacks.

1.11 Dwellings are generally two or three storeys high.

1.12 Chimneys are a dominant feature in Presteigne. There are many examples of very tall or wide stacks either stone or brick built. Most detached or end of terrace dwellings have large external chimney breasts.

1.13 Ridgelines are irregular with gable fronted and double gable fronted properties inter mingled with gable ended properties.

1.14 Older terraced properties tend to be flush to the pavement, whilst the more substantial detached properties have modest setbacks and larger plots.

1.15 Original roofs are generally of natural slate although stone tiles also survive on the rear roof slopes of some buildings.



Future Development

1.16 Presteigne has a very attractive architectural quality, and it is important that future development responds to this. The following requirements must be adhered to in all new development in the settlement:

- Dwellings should generally be two or three storeys in height.
- Preferred building materials are natural stone or a render finish in neutral or pastel shades. Brick is also acceptable but should match the historic red colourings within the town.
- All roofs must be natural or good quality reconstituted slate and have vertical gable fronts or ends rather than hipped roofs.
- Only one type of building material should be used for the facades of dwellings other than where wood cladding is used.
- Wood cladding should only be used at the rear or end of dwellings at first floor level and in conjunction with natural stone or pale coloured render at ground floor level. It should consist of deep overlapping boards. The use of shiplap will be discouraged.
- All dwellings must include a chimney stack and an external breast where appropriate.
- Dwellings should generally not be set back more than 3 m from the highway.
- Preferred boundary treatments are low rise stone or brick walls with railings





Rhayader

1.1 Rhayader is the oldest town in Mid Wales dating back to the 5th Century. The town lies in the very heart of Wales in the Upper Wye Valley and is the first town on the banks of the River Wye. It is a busy and historic market town and has long been a vital centre for the farming community with its livestock market serving a large rural area.

1.2 The origins of the town focused on the crossroads of North, South, East and West Street, which along with the bridge crossing of the River Wye, provided the town with strategic links to North and South Wales, the Elan Valley and the border market towns.

1.3 The town continued to grow with the coming of the railway in the mid 1860's and the development of water collection in the Elan Valley.

Design Characteristics

1.4 Much of the earlier parts of the town, around the central crossroads and close to the river, is identifiable by a predominance of local stone for elevations and natural slate roofing. Some properties also have gable walls protected by slate hanging. These materials provide a natural harmony with the surrounding environment and a degree of consistency.

1.5 The 19th century saw an introduction, as elsewhere, of factory-made bricks. This became evidenced partly in brick detailing on predominantly-stone housing but then in use for full elevations. These bricks included the red brick also found in Llandrindod but - particularly in Rhayader - also included a pale yellow brick with crisp handling. A mixture of the two was sometimes used to produce highlights in later decades.

1.6 Roofing material remained predominantly Welsh slate but there are some examples of red clay tiles.

1.7 Most properties have sash windows, the majority of which are vertical sliding although there are also some Yorkshire sashes which slide horizontally.

1.8 Early parts of the 20th century saw the introduction of white rendered properties in a garden suburb fashion and later developments in the town have been of more standardised developer architecture. These have employed a new variety of brick colouration which does not harmonise with or reflect previous appearances.

1.9 Many of the earlier residential properties fronted directly onto the street or footway. Where forecourts are provided, these are typically contained by cast iron railings, sometimes over a dwarf wall.



1.10 The more recent 'suburban' development has more typically been open plan or with hedgerows.

Future Development

1.11 Much of the original character of the town remains, with the main highway routes being fronted by good quality Victorian and earlier housing (and commercial premises). This gives the opportunity for new development to reinforce the character of the town and to assist in 'marginalising' some of the later less sympathetic additions.

- Materials should generally be brickwork which replicates the historic reds and pale yellows of the town, or pale render with brickwork detailing (using the same colours). Natural stone would be a welcome addition, maybe for landmark buildings.

- The pitch of the roof should not be less than 35-45 degrees, with vertical gable ends rather than hipped roofs. Brick chimney stacks should be incorporated in all building groups (whether real or false);
- All roofs should be of natural or reconstituted grey slate.
- Dwellings should generally be set back no more than 3m from the road;
- Dwellings should be two or three storey in appearance;
- Windows should have square to vertical proportions and, where appropriate, arched heads; sills and lintels should be clearly defined. Glazing bars should reflect a local cruciform pattern.
- Facades should generally be restricted to one type of building material (other than detailing around windows where appropriate)
- Preferred front boundaries are low rise walls with railings.





Welshpool

1.1 Located in the fertile plains of the River Severn, Welshpool flourished after the granting of a charter in 1263 to establish a borough, supplemented by further charters allowing fairs and markets.

1.2 Evidence of its continued importance within the region remains today, with examples of fine 16th century timber framed commercial and residential buildings along High and Mount Street, together with impressive Georgian and Victorian examples throughout the town centre.

1.3 New housing in the latter half of the 20th century has mainly taken place to the north east of the town off Salop Road and has now extended far up the hills which once overlooked the town.

Design Characteristics

1.4 The core of the town is centred on High Street and Mount Street which both lie along the north-eastern boundary to the Powis Castle Estate. These streets are made up of a mix of 16th century timber framed cottages and 2 and 3 storey early Victorian houses linked to the once busy mills behind, by tunnel passages.

1.5 The houses are generally door to pavement, with the wide streets affording very wide footpaths along the whole stretch.

1.6 Roofs are of Welsh slate and black clay ridge tiles with substantial chimney stacks mainly in brick and short overhanging eaves with brick corbels supporting guttering.

1.7 The 3 storey properties indicate a variety in heights and design solutions with dormer windows.

1.8 Set backs are infrequent, but add interest to the street by adding the opportunity for greenery and private space.

1.9 Facades are again varied with a combination of washed render, brick with elements of horizontal banding in contrasting colours and tones. Window surrounds are simple with brick segmental and flat arches combined with painted stone and brick cills.

1.10 Examples of highly decorative Victorian villas are limited to detached properties to the north east of the town as well as parts of the High Street. The decoration is focussed on contrasting brick quoins and horizontal banding, scrolled bargeboards to gable ends and window dormers and decorative clay ridge tiles.



Appendix A: Area Centre Appraisals

Welshpool



1.11 Off Salop Road around St Mary's Church stand well proportioned examples of Georgian houses in detached and terraced formats. These substantial 3 storey buildings are generally plain in their presentation, with only painted stone cills and lintels with occasional stone banding. Facades are of red brick with some gable ends and rears built of local stone.

1.12 The layout of the terraces in relation to the public highway, allow front curtilages with railings, occasional trees and hedgerows.

1.13 Later 1950's council housing are offered in a format set around a common green square and built in a simple but solid manner in red brick with tall windows supported by brick cills and flat arched lintels, crowned by Welsh slate roofs with black clay ridge tiles and overhanging eaves.

Future Development

1.14 Welshpool has become a fragmented town due to public and private house-building and employment uses in the last 30 years, with only small elements of built form remaining from which key principles should be learnt.

- Dwellings should generally be set back no more than 3m from the road edge
- Materials should be local stone, brick or render in pastel colours
- Overhanging roof elements eg eaves should be emphasised
- All roofs should be of natural or reconstituted slate
- Dwellings should typically be 2 or 3 storey in appearance
- Dormer windows will be encouraged
- Windows should indicate more vertical proportions
- Windows should have visually prominent lintels and cills
- Chimney stacks of red brick should be included in all dwellings
- Mews type developments should be encouraged
- Parking where required should be to the rear or the side of the property
- Wooden roof elements such as bargeboards and soffits should be painted black
- Ridge tiles should be a combination of natural or black clay
- Where timber is used it should be an integral part of the façade and combined with white wash infill



Ystradgynlais

1.1 Ystradgynlais has developed in the upper reaches of the Tawe Valley to the South of the Brecon Beacons. The town evolved rapidly during the industrial revolution with an economy based on heavy industrial processes supported by the extraction of local coal. There is therefore a strong legacy of Victorian workers cottages in the town, although few remain in their original condition.

1.2 The town centre lies relatively flat on the valley floor, with housing to the north rising steeply up the valley, where it has a more dominant impact on the landscape.

Design Characteristics

1.3 Stone appears to have been the original building material as can be seen in the row of refurbished cottages on Heol Giedd. However, virtually all dwellings have been re-clad with either artificial stone, pebble dash or have been rebuilt in modern brick or render.

1.4 Older properties to the south and west of the town centre tend to be flush to the pavement, whereas there are small set backs on most other properties.

1.5 Original roofing material is slate, but some have been unsympathetically re-roofed in concrete tiles. Architectural detailing can be seen in the roof ridges with a tendency for terracotta tiles, often in a distinctive pattern.

1.6 Chimney stacks are mainly red brick located at the gable ends of dwellings with internal chimney breasts.

1.7 There are some good examples in College Row of original vertical fenestration proportions and symmetries.

1.8 There are also some good examples remaining on Brecon Road of windows with contrasting polychromatic brickwork jambs (to the sides) and arched heads. Many properties retain original stone sills.

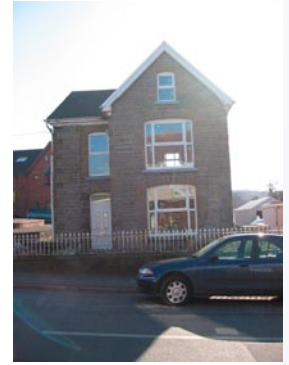
1.9 The architectural integrity of the town has suffered, however, from alterations to the external appearance and boundary treatments of dwellings. Many windows, especially at ground floor level have been replaced with larger, horizontally proportioned windows. Bay windows and front porches have disturbed the rhythm of the street.





Appendix A: Area Centre Appraisals

Ystradgynlais



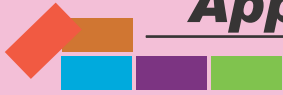
1.10 There is a lack of a prevailing style of boundary treatment, with timber, stone, brick and railings all in use.

1.11 Without access to cable television lines, the town also suffers from the visual impact of satellite dishes.

Future Development

1.12 Although much of the original characteristics of the town have been lost, there are some important principles which should be applied to new development in the town.

- Red brick chimney stacks should be included in all dwellings
- The pitch of the roof should not be less than 40 degrees and there should be vertical gable ends to detached and semi detached properties;
- All roofs should be of natural or reconstituted slate;
- Materials should be natural stone or render in light colours;
- Dwellings should generally be set back no more than 3m from the road;
- Dwellings should be two storey in appearance;
- Windows should have vertical proportions and where appropriate, arched heads;
- Brick detailing around windows will be encouraged;
- Front facades should generally be restricted to one type of building material (other than brick detailing around windows where appropriate);
- Preferred front boundaries are low rise stone walls with railings.



Appendix B: SITE APPRAISAL WORK SHEET

Where are the key pedestrian and cycle routes and linkages? _____

Where are the public transport facilities? _____

	Yes	No	n/a
Are there any public rights of way affecting the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Where are the nearest community facilities? _____

What is the topography of the site? _____

Where are the key natural features? _____

What is the orientation? _____

	Yes	No	n/a
Are there any important species and habitats?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What is the micro climate? _____

	Yes	No	n/a
Is the site in a floodplain?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	n/a
Are there important archaeological remains?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	n/a
Does the site suffer from contamination?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	n/a
Are there adequate services and infrastructure to support the development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Appendix B: SITE APPRAISAL WORK SHEET

What are the key frontages? _____

What are the prevailing building heights? _____

	Yes	No	n/a
Are there any landmark buildings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Where are the key views and vistas? _____

What are the surrounding landuses? _____

What development plan allocations affect the site? _____

	Yes	No	n/a
Is the site within a Conservation Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	n/a
Is the site affected by an Article 4 Direction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	n/a
Are there any listed buildings within or adjacent to the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	n/a
Are there any Tree Preservation Orders?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	n/a
Does the site contain or affect the setting of a Historic Park or Garden?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Yes	No	n/a
Is the site located within a Historic Landscape Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Suggested Further Reading

- Powys Unitary Development Plan
- Design Guide for Industrial and Residential Infrastructure, *Powys County Council*,
- Technical Advice Note 12: Design, *Welsh Assembly Government (2002)*
- By Design, Urban Design in the Planning System, *DETR/CABE (1999)*
- Better Places to Live by Design: A Companion guide to PPG 3, *DTLR & CABE (2001)*
- The Welsh Development Agency Design Guide, WDA
- Urban Design Compendium, *English Partnerships/Housing Corporation (2000)*
- www.securedbydesign.com

Glossary of Terms



Amenity	The pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.
Article 4 Direction	A Planning measure which takes away specific permitted development rights where the local planning authority considers it appropriate to control such development.
Building Form	The layout, density, scale, appearance and landscape of development.
Building Line	The line formed by frontages of buildings along a street.
Concept Plan	A plan indicating the broad land use arrangements and design considerations of a development.
Density	The degree of concentration of dwellings in an area, usually expressed as the number of dwellings per hectare.
Habitable Room	A bedroom or reception room in a dwelling, but not a bathroom, kitchen or utility room.
Infill	Development within an otherwise built-up frontage.
Legibility	The degree that a place has a clear image and is easy to understand.
Listed Building	A building included on the List of Buildings of Special Architectural or Historic Interest prepared by the Welsh Assembly Government.
Material Consideration	Relevant additional documents and/or information that must be taken in to account in relation to a planning application or plan representation. This includes development plans, Supplementary Planning guidance, Technical Advice Notes and Development Briefs.
Permeability	The ease of being able to move through a place through a series of well connected routes.
Set back	The distance that the public face of a building is from the pavement/road edge.
Site Appraisal	An assessment of an area's land uses, built and natural environment, and social and physical characteristics.

Glossary of Terms



Siting	The location of a building within its plot.
Swale	A shallow trough-like depression in the ground that carries water, mainly during rainstorms and snow melts.
Tree Preservation Order	A legal order giving protection to trees and woodland which make it an offence to cut down, top, lop, uproot, or wilfully damage or destroy specifically identified trees without prior consent from the Council.
Urban Grain	The pattern of buildings and their plots and the size and layout of street blocks and junctions.
Vernacular	Building styles which are specific to a particular area or period.
Windfall Site	A site for new development which is currently unallocated but has the potential to come forward for development during the plan period.

Appendix C: Contact Details



Powys County Council Planning Services: Brecknockshire Area

Neuadd Brycheiniog
Cambrian Way
Brecon
Powys
LD3 7HR

Planning Policy Section

Telephone: 01874 612351
Fax : 01874 612339

Development Control Section

Telephone: 01874 612274
Fax : 01874 612339

Building Control Section

Telephone: 01874 612290
Fax : 01874 612339

Powys County Council Planning Services: Radnorshire Area

The Gwalia
Ithon Road
Llandrindod Wells
Powys
LD1 6AA

Planning Policy Section

Telephone: 01597 827393
Fax: 01597 822167

Development Control Section

Telephone: 01597 827342
Fax: 01597 822167

Building Control Section

(address as per Brecknockshire)

Powys County Council Planning Services: Montgomeryshire Area

Neuadd Maldwyn
Severn Road
Welshpool
Powys
SY21 7AS

Planning Policy Section

Telephone: 01938 551238
Fax: 01938 551348

Development Control Section

Telephone: 01938 551259
Fax: 01938 551348

Building Control Section

Telephone: 01938 551234
Fax: 01938 551348

E-mail: planning.services@powys.gov.uk

Appendix C: Contact Details



Clwyd Powys Archaeological Trust

7a Church Street,
Welshpool,
Powys,
SY21 7DL.
Telephone: 01938 553670

Environment Agency Wales

Rivers House,
St Mellons,
Cardiff,
CF3 0EY
029 2077 0088

Dŵr Cymru Welsh Water

Pentwyn Road
Nelson
Treharris
Mid Glamorgan
CF46 6LY
Telephone: 01443 452 300

Severn Trent Water

2297 Coventry Road
Birmingham
B26 3PU

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