

# 8 East Grofield

Exploring Abergavenny





## EXPLORING ABERGAVENNY

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For several years the Abergavenny and District Civic Society has been studying the streets, spaces and buildings of Abergavenny and Mardy outside the town centre. This process is known as 'characterisation', defined by the Welsh Government as 'capturing the local distinctiveness by identifying how places have been shaped over time.'

This record of what makes each part of the town distinctive, and often rather special, increases our awareness of the qualities that need to be considered and respected when new development is proposed. We hope that the planning authority will share our impressions and take account of our views. We also hope that our studies will increase residents' understanding and appreciation of their town, encouraging them to take an active interest in how change is managed in the future, or to conduct more research into aspects of the town's development.

The survey started in partnership with the Civic Trust for Wales as a pilot project to test whether community groups could carry out urban characterisation. The outcome was the Trust's *Exploring your town* manual and toolkit (2013). A County Council conservation area appraisal adopted in 2016 has also been taken into account, and this also covers the town's commercial centre<sup>1</sup>.

We have divided the town into thirty-six character areas. This report presents the history and character of one of those areas.

Now we would like *your* contribution:

- *Have we made any mistakes?*
- *Can you add to the history of the area?*

- *Do you agree with our impressions of the area?*
- *What have we missed that should have been recorded?*

All the reports are available at <https://abercivsoc.com> and comments may be sent to [abercivsoc@gmail.com](mailto:abercivsoc@gmail.com) or recorded when the reports are exhibited.

### Acknowledgements and copyright information

The Society is especially grateful for the survey contributions of Clive Bransom, Dick Cole, Tony Konieczny, Nigel Patterson, Anna Petts, Duncan Rogers and Jay Shipley. Dick Cole has carried out much of the research and final report writing, and accepts responsibility for any errors. None of the team had prior experience of heritage studies; all have learned much from the project.

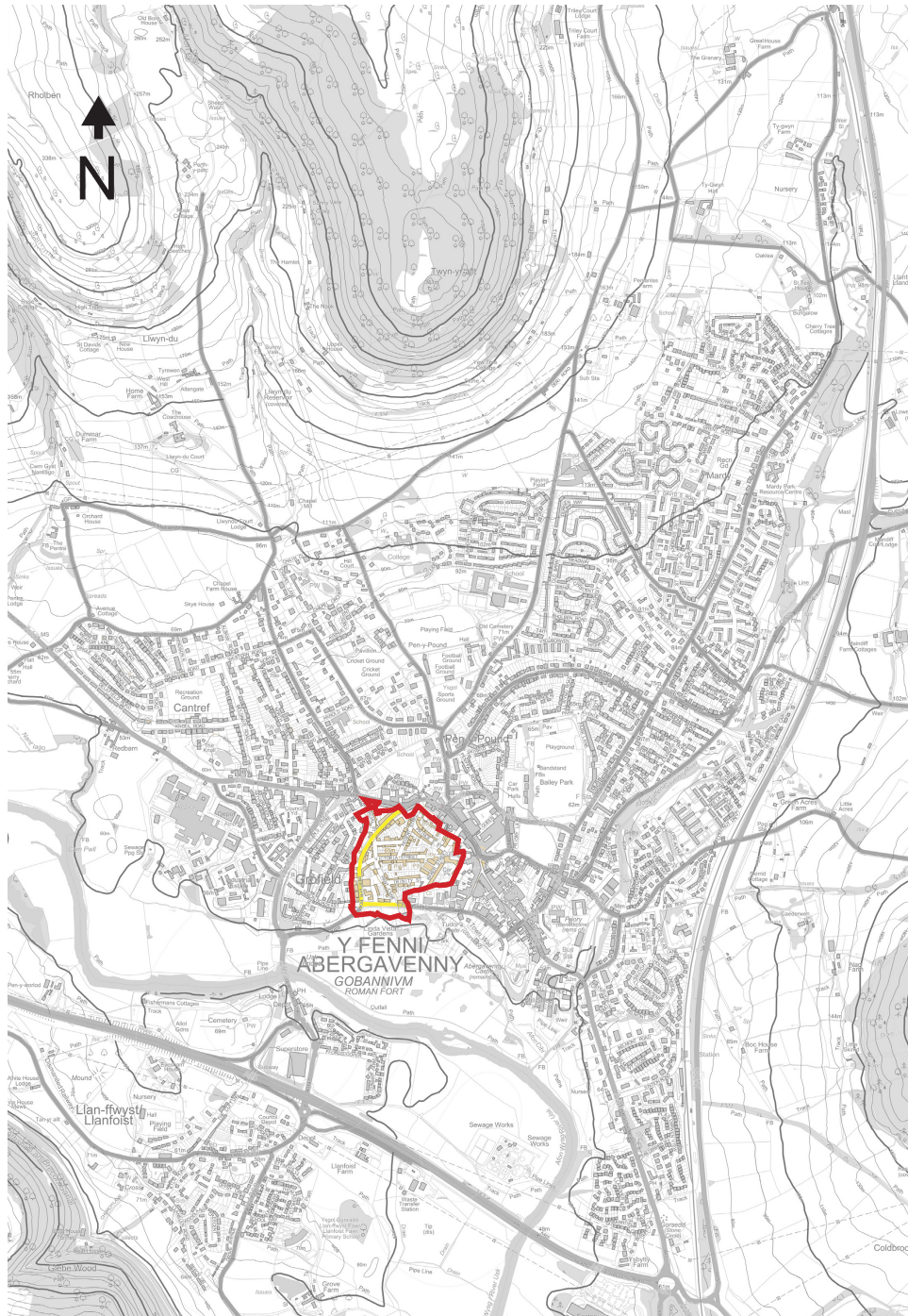
We also thank Anna Leron and Dr Matthew Griffiths of the Civic Trust for Wales for their early support. Matthew Griffiths, now of the Open University, has also helped to present the project for the education and participation of residents, including the design of these character area reports.

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<sup>1</sup> <http://www.monmouthshire.gov.uk/abergavenny-conservation-area-appraisal>





## EAST GROFIELD

THE AREA LIES immediately west of the ancient town between Frogmore Street and Tudor Street. Apart from linear growth along roads radiating from the town, this area was the first expansion of Abergavenny beyond its medieval walls.

This part of Grofield, much dating from the early Victorian period, has con-





siderable visual charm as well as historical interest. Purists may regret the changes that have taken place in the last fifty years to most of the older buildings, but the character of Grofield has survived and should be cherished. More recent development has not always respected that character. The simple cottages, the earliest in random rubble local stone with red-brick detailing, the iron railings, the period doorcases, and the seemingly unplanned arrangement of streets, often curving to invite attention, give the area fascinating variety. The Holy Trinity Church quarter, the library, the former Drill Hall, interesting later homes such as those on Baker Street and those built for the Marquess of Abergavenny, and even the old laundry on Merthyr Road, punctuate the area with interest.

Notwithstanding its car parking problems, this old suburb desirably abuts the town centre and provides a wide range of housing, especially more affordable small properties. The qualities and potential of this part of Grofield began to be appreciated over forty years ago when conservation and improvement succeeded thoughts of clearance. The area still has scope for careful improvement, whether by the local authorities or the owners of the properties, some perhaps reversing the less authentic changes of recent years.

## Historical Background

The old route from the town's West, or Tudor, Gate to the Usk crossing point at Llanfoist began to be urbanised in the 15th century or earlier. During the 16th – early 18th centuries it became a wealthy suburb, but by the late 19th century conditions had deteriorated and the area was considered a slum.

In 1801 the population of Abergavenny was recorded as 2,573; by 1841 it had risen to 4,230 yet the physical extent of the town had changed little. The pressure for building land must have been considerable, and in the 1830s the Baker-Gabb family started to lease the Grofield (also then known as Grove Fields but possibly derived from Gros (Great) Field) for development. Perhaps originally an open field extending at least to Pant Lane, the Grofield had by then been divided into small enclosures. Merthyr Road had been constructed in the 1820s as the town's first relief road (Westgate Cottage, built as a toll house, dates from about then) and Pant Lane is part of an ancient track leading from Tudor Street via today's Commercial Street and Chapel Road towards Llwyn-du on the lower slopes of Rholben. Merthyr Road provided a convenient limit for this first phase of growth except for the triangle formed by that new road, the realigned Brecon Road and Pant Lane (Commercial Street).

## Key to map

Conservation area boundary



Listed Building



Building of special local interest



Building of local interest



Metal railings



Local landmark building



Good sense of place



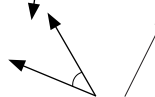
Terminated street view



Deflected street view



Vista, long view



Visual pinch point



Building rhythm



Important walling



Important trees or shrubs



Important hedges



Footpath



Improvement opportunity



Figure 2: character analysis



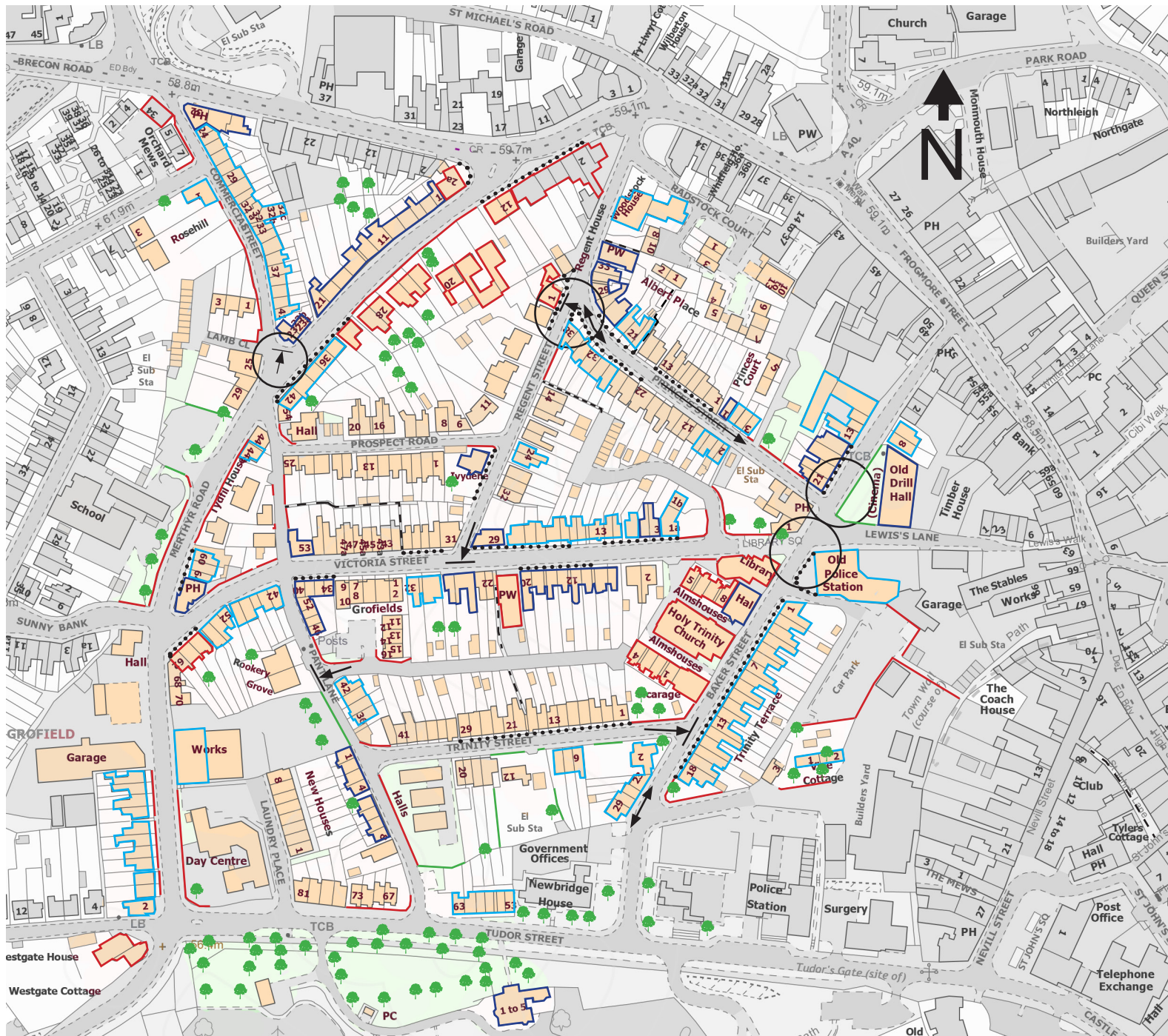






Figure 3: Victoria Street with cars

The 1844 tithe map shows that by that date all the streets except Prospect Road had been laid out and more than half of the eventual development had taken place. The earliest buildings may have been on Merthyr Road, including both prestigious villas and modest cottages. Holy Trinity Church and its vicarage, girls' schoolroom (now a hall) and almshouses were built in about 1842, as was a brewery towards the Frogmore Street end of Baker Street. This was not a planned settlement such as Saltaire in Yorkshire (1850s) but the quality of the workers' housing and mix of uses suggests a degree of control that was uncommon at the time.

By the mid 1850s Prospect Road had been added and by the 1870s the main streets were much as we see them today. Oddly, building on much of Baker Street, closest to the town centre, was delayed until near the end of the century, perhaps in the hope of commercial development. This and many other historical details might be clarified by more research.

Other developments in the later 19th century included a Nonconformist school on Victoria Street (1872, demolished in 1977 and replaced by housing),



Figure 4: Merthyr Road stucco

the Drill Hall, and a laundry on Merthyr Road. The Library, partly funded by Andrew Carnegie, was opened in 1906 on the site of the Trinity Church school play area.

Towards the end of the century Radstock Yard, behind Frogmore Street, was the base of the Foster family of builders, with Radstock House the office and Woodstock House probably the home of Edwin Foster, architect. By 1901 a surgeon lived at Woodstock House.

Development during the 20th century consisted of some infilling and two main phases of redevelopment on or near Tudor Street: first by the Marquess of Abergavenny's estate at about the time of the First World War, and second following slum clearance by the Borough Council after 1957. The latter phase resulted in the large modern buildings on Tudor Street that are within a town centre character area. After about 1970 the emphasis switched to conservation and housing improvement, saving the rest of Grofield from redevelopment.





Figure 5: Merthyr Road stone

## Setting, Streets and Spaces

This part of Grofield is draped over a hill that rises gently above the river meadows from Tudor Street in the south to about 65m above sea level before falling away slightly towards Frogmore Street to the north-east and more steeply down to the busy Merthyr Road in the west. This hill is the western extension of that on which the Roman settlement, castle and medieval town were positioned, a natural direction for growth to take.

The street pattern appears quite random, but partly reflects historical lanes, tracks and field boundaries. Pant Lane, Commercial Street and, north of Brecon Road, Chapel Road comprise an ancient route; Victoria Street approximately follows an old field boundary and track, and Regent Street follows a field boundary. This arrangement of streets, all laid out within a few years, has resulted in several episodes of townscape that have a particular charm.

The most interesting area is probably on Baker Street, extending from the old brewery, now The Livery, to the group of buildings around Holy Trinity Church. The variety of buildings is described below, but the focal point is at the

street's intersection with Victoria Street and Lewis's Lane, dominated by the Library, the Drill Hall (cinema) and a mature tree. A repaving scheme here could give the space more unity as well as calming traffic. Other spaces with appeal include that defined by the curve of buildings at the junction of Prince's and Regent Streets and that where Commercial Street forks from Merthyr Road, focusing on the former shop between the roads. The curve of cottages on Commercial Street is pleasant and the whole of Victoria Street has charm, as does the court of almshouses around the church.

Road widths vary from the 6m carriageway of Merthyr Road, with at least 12m between facing windows, to the narrow section of Prince's Street where the houses are half that distance apart.

The front gardens of 19th century houses, where they exist, are usually very small, often paved, but usually defined by iron railings that add considerably to the character of Victoria Street, Princes Street and much of Trinity Street. These black finial-headed railings are a strong characteristic of the area and usually set on a couple of courses of bricks rather than a forecourt wall; most appear to be original. The front gardens of 16-20 Merthyr Road are larger as the houses are elevated and set well back from the road. More modern houses also tend to have larger front gardens. The few shrubs and even climbing plants in small front gardens can add considerably to the street scene.

Rear gardens vary considerably in size and shape, usually as narrow as the house they serve and with a shape often determined by the irregular pattern of streets. The south side of Victoria Street has gardens about 25m long. Aerial photographs of 1929 show extensive kitchen gardening whereas there is almost none today. The 1881 map suggests that many of these garden areas may have been shared between the cottagers.

Apart from that on Victoria Street by the Library and on Tudor Street (see below), trees do not contribute significantly to the area. There are some on the western side of Merthyr Road, but most are glimpsed in back gardens. Lengths of stone wall are not great, but they are often valuable on corners and between buildings; on Pant Lane, which has no footways, they contribute to a less urban flavour. The public car park off Baker Street has good stone walls on three sides, some quite recent.

This car park has footpath access to High Street via Seven Corners Lane, and a footpath links Victoria Street and Trinity Street midway along their lengths. There is also a narrow path giving rear access to some Victoria Street and Prospect Road properties.



While the area has no glaring eyesores, the adjacent joiner's yard between the Town Wall (little of which is original) and Baker Street is an unattractive collection of buildings and spaces, currently having some redevelopment. This backland was in garden use as late as 1929, the northern section appearing to be a well-kept lawn or bowling green on an aerial photograph. The bleak nearby car parking area for the police station and magistrates' court, both now closed, adjoining this character area would benefit from enhancement.

Tudor Street and Linda Vista Gardens mark the southern side of the area. Once a narrow congested street, Tudor Street is now a busy straightened route into one of the town centre's main car parks and has a character largely determined by modern, but redundant, civic buildings on the north side and the margins of Linda Vista Gardens to the south. The south side of Tudor Street now has no buildings; the road has a wide footway and a grass verge with trees separates the road from the Gardens where a belt of trees limits views to the south.

The density of building limits views out of the area, but the Bloreng is an impressive presence across the rooftops from Pant Lane, from the northern end of Merthyr Road and from the western end of Victoria Street, if rather spoiled there by a petrol filling station canopy in the foreground. The view east along Prince's Street aligns fortuitously with the Town Hall clock tower and that along Victoria Street past the library and its Millennium Garden invites pedestrians into Lewis's Lane and the town centre.

Despite the provision of two wide rear access roads forty years ago, on-street parking is a problem in a densely built area of narrow streets close to the town centre. Narrow footways make parking with two wheels on the pavement unacceptable and applications of yellow and white paint have not been able to prevent some sections of two-way carriageway, such as Victoria Street and Trinity Street, being reduced to one vehicle width. Commercial Street, Prince's Street and Prospect Place, are the narrowest, with one-way traffic operation. The amount of traffic on Merthyr Road is substantial and it too has to negotiate parked cars.

## Building Character

Superficially the early housing in the area seems to be small and intended for the Victorian working classes. However, closer study shows there to be a wider spectrum of house sizes with detached or double-fronted homes neighbouring very small cottages. Railed forecourts indicate a slightly superior status of terraced



Figure 6: Trinity Terrace, Baker Street

homes. The 1881 1:500 OS map shows the individual, pairs and groups of houses as built, before many had been altered. It can be seen that lengthy terraces are in fact usually composed of several short groups. The mixture of social status would have been appreciable. Today the mixture of housing still meets a wide range of needs.

Most of the area was released for building from the late 1830s and it was substantially developed within twenty years. It is now almost entirely residential and two-storeyed, with an occasional Velux window in the slate or slate substitute roof. Mention has been made above of iron railings as a distinctive characteristic of the area; another is the frequency of simple pedimented doorcases. It can be difficult to distinguish between original, restored and new examples, but those in black at nos 1-9 Merthyr Road are a notable example. Not all are the same in detail. While many homes are now rendered in a variety of smooth, roughcast, spar and pebbledash finishes, construction in random rubble local sandstone with red-brick detailing around window and door openings is a particular characteristic. Squared and coursed rubble stonework, still with





Figure 7: former shop on Merthyr Road

red-brick, appears in housing in Prospect Road probably built in about 1870. It is difficult to assess whether rendering is original or added later in an effort to weatherproof the homes; 1929 aerial photographs suggest that since then some houses have been rendered while a few others have been stripped back to expose stone. Note that even the earliest houses have sash windows of the classical upright shape, though multi-paned originals are now rare. Front doors of earlier narrow-fronted houses tend not to be paired, as was general later in the century. Another common feature is a tunnelled access to the rear of terraced houses, occasionally with the main doors off the tunnel. Varying rooflines add interest; at the western end of Victoria Street they step attractively down the slope.

Probably every house in the area has been altered in some way, whether by rear extensions or changes to the front elevation. Doorcases and door canopies may have survived, but almost all windows and doors have been replaced, with varying respect to the originals. Many have long had their red-brick surrounds to doorways and windows rendered or stuccoed over. The loss of chimneystacks can be an unfortunate detraction from the original character.

The main features of each street are now described in more detail:

*Baker Street* Starting at the Frogmore Street end, on the west side The Livery is a recent appropriately detailed residential renovation and remodelling of former brewery buildings dating from about 1840. Map evidence suggests that the brewery may originally have extended to Prince's Street, but in the late 19th century this end of the site was replaced by a terrace of four bay-windowed houses of notable quality, possibly sharing a pedigree with Fosterville Crescent. Their stonework is extensively decorated with cream brick detailing, notably arched doorways with prominent keystones and a string course of terracotta mouldings; nos 15 and 21 appear to have their original windows. Opposite is the stone and red-brick late 19th century Drill Hall, now a cinema, an interestingly complex composition of styles, the red-brick decoration being particularly striking. The rendered Grofield public house and adjoining no 1 Victoria Street were built in 1839 in a pre-Victorian style. Opposite, the 1871 one-time police headquarters is a plain stone building now in various uses; the upper floor windows and forecourt railings have recently been suitably renewed, but there is extensive signage on the building.

The listed Carnegie-funded Public Library, currently with an uncertain future, was opened in 1906. Built in coursed sandstone and Bath ashlar limestone detailing, it has a particularly impressive Gothic corner frontage. The hall next door, once a girls' school, appears to be part of T.H. Wyatt's picturesque Trinity Church and Square group of 1840/42, but unlike the other buildings is not listed. Holy Trinity Church is also sandstone with Bath stone, built by Wyatt and later extended in various Gothic styles. The Tudor Gothic vicarage is little altered and has remarkable black bargeboards to its several gables. The single-storey almshouses share this feature (in red at the time of our survey, now green) and have timber-pillared shared entrances and steeply pitched slate roofs with tall chimneys.

On the opposite side of Baker Street, lengthy *Trinity Terrace* is late 19th century and built of coursed rubble stone with yellow-brick dressings with round-arched doorways and ground floor bays with slate roofs, mostly the original bevelled slates. Perhaps only no 9 has original sash windows. Nos 11/12 share an incongruous door canopy, and one chimneystack has recently been lost.

Beyond the Trinity Street junction, no 2 is a pleasant small rendered villa of about 1860 and nos 23-29 are simple rendered cottages of about the same date, two with period sash windows. A modern access road opposite the cottages



leads to Vine Cottages, probably mid 19th century and recently renovated (with door canopies similar to nos 6-10 Trinity Street).

*Commercial Street* The earliest buildings (*ca* 1840) are on the eastern side at the Brecon Road end, where the simple rendered cottages have noticeably lower doorways than the later random rubble cottages with red-brick opening surrounds, and others in render to the south. On the western side the gabled modern cottages contrast with those opposite. No 1 St Helen's Road has an interesting doorway, a double-arched window of Rosehill has been altered to be a doorway, and Lamb Close is a 1970s redevelopment of an area that was once a timber yard.

*Laundry Place* A terrace of eight rendered late 19th century cottages is interesting because of their roughly coursed stone plinths. They face a red-brick single-storey Social Services day centre facility, the Tudor Street end of which was a Technical School built before 1920 while the sympathetic rear section, also with a half-hipped roof, is late 20th century.

*Merthyr Road* At the northern end nos 16-32, built in the early 1840s, are Listed, random rubble stone (some squaring) with red-brick details (No 16 rendered) and several twelve-paned sash windows with no horns. No 18 (Pembroke Lodge) has a good portico and iron gates, no 24 has a rustic porch, and nos 28/30 have fine Classical doorcases with top lights. Nos 34-42 are a stone double-fronted terrace of about the same period; three have brown painted windows, perhaps the original colouring rather than a recent fashion, and three have a window construction with hinged top sections, possibly original; all have tall chimney stacks. On the opposite side are eleven cottages from the same period, mostly rendered, several with pedimented doorcases. Nos 11/13 have interesting hood canopies with concave, or tented, lead roofs. No 23 is a prominent and distinctive rendered building with a Regency-like low hipped roof and overhanging eaves. Some years ago this was a butcher's shop; the shopfront has been removed from the right-hand part of the building.

The remainder of Merthyr Road is less interesting. Much-altered No 25 was once a public house; no 44a is relatively unusual red-brick with Ebbw Vale yellow dressings; Tydfil House (accessed from Pant Lane) is also red-brick, a quite recent attempt to blend a modern building with its situation, replacing five early cottages; no 48 appears to have been converted from another use; no 60 has



Figure 8: Carnegie Library

a sympathetic extension while no 64 has a similar doorcase to nos 28/30. The Somerset Arms is much altered since built but still has a good visual impact, unlike the filling station nearly opposite. The grey rendered Christadelphian Hall is mostly late Victorian and nos 68/70 are pebble-dashed with rendered surrounds to openings and probably *ca* 1850.

The modern car showroom that makes no character references to its setting is followed by eight early 20th century slate-roofed stone and yellow-brick houses (with red tiled bay roofs and red-brick forecourt walls) similar to many in the Hereford Road area, and a later pair in red-brick (doorways not paired). Westgate House on the corner of Union Road East, in stone and red brick, is a former shop, now an office, which probably replaced earlier buildings in the 1930s. On the opposite corner are two Listed buildings: Westgate Cottage (*ca* 1820), a toll house in red brick (Flemish bond) on a stone plinth with steps and railings up to the hooded door, joined to a rendered house of the late 18th century with mid 19th century additions and a south-facing wrought iron balcony.

On the eastern side there is a late Victorian (dated 1897?) yellow-brick com-





Figure 9: former pub, Victoria Street

mercial building, originally a laundry, part single-storey (of which part demolished – permission granted for new cottages), part two-storey double gabled, and part modern shed to the rear.

*Pant Lane* There is a small brick hall on the corner of Prospect Road (ca 1925) and nos 46-52 in random rubble stone with red-brick detailing are part of a group, apparently in a single ownership, also fronting Victoria Street. Opposite no 46 is a pair of red-brick split level houses from the 1960s that appear to have replaced a substantial 18th century south-facing building. Nos 36-42 are a row of rendered cottages with possibly original slate hip-roofed porches; map evidence suggests that nos 36/38 are ca 1840 but nos 40/42 post 1880.

Slum clearance in the Tudor Street area is generally associated with the period after 1957, but the row of eight houses on Pant Lane replaced about a dozen late 18th/early 19th century cottages at about the time of the First World War. The eight houses have red-brick ground floors with cream rendered first floors, each pair sharing a central gable and a slated door hood; brick window

surrounds have been painted pink. The gables have mouldings indicating that the houses were once part of the estate of the Marquess of Abergavenny, and all but no 8 are still in a single ownership. An old stone building beyond serves a funeral director and the site opposite was used for allotments until three timber buildings were erected for the Air Cadets and Air Training Corps in about 1970.

*Prince's Street* The earlier (ca 1840) south side is mostly rendered, but nos 2-10 are the familiar random rubble with red-brick detailing (no 8 is the least altered), while nos 30/32 are in a noticeably paler Pennant-like stone (which may underlie the rendering of neighbouring houses). No 36 is oddly shaped but more grand with a good doorcase. The slightly later north side starts with Prince's Court, which appears to be a renovation of a Victorian group but is a quite recent development of five homes that blends well with its neighbours; one is even in random rubble stonework. The remainder of this side is a mixture of stone and rendered narrow cottages, several with simple slate-roofed porches. An alley provides access on foot to nos 1/2 Albert Place. No 23 is perhaps the least altered; no 25 is double-fronted with a pedimented doorway; and nos 27-33 form a curve and have a puzzling arrangement: no 29 appears to include most of the central building, which is gabled with decorative bargeboards and a finial over a pair of tiny arched upper floor windows, but also the arched doorway to No 31.

*Prospect Road* was constructed a little later in the 19th century but mostly has a similar mix of narrow-fronted stone and rendered houses. The oldest are nos 21-25 — c1850 — and nos 14-20 appear to date from about 1920. No 23 is in a similar paler stone to nos 30/32 Prince's Street. No 6 could have been a shop on the evidence of a 1929 aerial photograph.

*Regent Street* had almost no development until about 1860. The exception is no 1, listed as classical in style and dated to about 1850 with a later bay window added. North of this an early non-residential building has been converted to a dwelling. No 2 looks little more recent, but has been considerably modified. Nos 14-18 are smaller but of similar age, while nos 18-32 are probably from the 1870s. Ivydene, opposite, could date from the 1850s or 1860s but its character has been much changed. At the town centre end of Regent Street there is a plain mid-19th century hipped roof Gospel Hall, two set-back cottages and Woodstock House and Radstock House, late Victorian institutional-looking sandstone buildings with half-hipped roofs, now specialised sheltered accommodation.



To the rear of this Radstock Court, on the site of Radstock Yard, is a *ca* 1990 red-brick complex of 37 social housing units extending into Frogmore Street. It is built in red-brick with the then-fashionable brown woodwork and uPVC windows and an interesting variety of architectural details, though with limited reference to local character except perhaps on the Frogmore Street frontage.

*Victoria Street* This comparatively wide street was probably intended to be the most prestigious of the area and the eastern end was developed by the mid-1840s, with most of the remainder built in the next ten years. The former Primitive Methodist Chapel, now the Salvation Army Citadel, is listed, dated 1830 in the schedule but 1850 on the building and not shown on the 1844 map. On the south side nos 2 and 4 may have been built as a pair but now have quite different appearances – both have added porches but one is in stone and the other rough-cast rendered; nos 6-20 have some consistency apart from whether rendered or not, and some have rendered window surrounds. The ground floor windows of nos 18 and 20 suggest a former shop use. Beyond the chapel nos 22-28 have a high roofline that is explained in the case of nos 26 (double-fronted and once a public house) and 28 by the unusual dentillated parapet, possibly replaced at nos 22/24. Nos 30 and 32 have unusual arched and parapeted doorways but the houses are not identical. The Grofields social housing development (*ca* 1980s) replaced a mid-Victorian school of which the boundary wall, piers and railings survive. This is in scale with its older neighbours, maintains the building line, has a slate roof and chimneys, and is of pleasing appearance, but in detail makes limited reference to local characteristics. Nos 34-40 are random rubble sandstone with red-brick detailing, part of the single ownership group including nos 46-52 Pant Lane. No 40 could have been a shop, as was no 42 on the opposite corner, originally with two entrances. Beyond no 42 the cottages step down the slope and are all similarly rendered, some with twelve-paned timber sash windows, notably listed nos 58-62.

On the north side no 1 is a neat late Victorian house in stone with white stucco detailing, the rear of which has been extended to form another dwelling; nos 3-27 are a mixture of cottages in the characteristic random stone and red-brick detailing, one white-washed and others rendered, with a variety of doorcases and two added gabled brick porches (nos 21 and 27 are double-fronted, no 7 could have been a shop at the time of a 1929 aerial photograph); no 29 is a more substantial rendered house of the same period with sash windows without horns. Beyond Regent Street the houses are a little more recent, all rendered and



Figure 10: former Abergavenny Estate houses, Pant Lane

similar in appearance, except that the first five have front gardens and simple flat-roofed door canopies. A notable feature is the array of satellite dishes on the front elevations. The final house, no 53, double-fronted and a former beerhouse, has recently been attractively renovated.

*Trinity Street* was made available for development at about the same time as Victoria Street and shares many of its characteristics – a mixture of random rubble stone with red-brick details, various rendered finishes, and finial-headed iron railings. There are no pedimented doorcases but nos 6-10 have slate canopies supported by wrought ironwork and there are several gabled canopies on the opposite side. No timber sash windows appear to have survived. Nos 25-29 were infilled in the early 20th century, following the building line and with railings, unlike no 12, a plain detached grey rendered house from the 1950s.

*Tudor Street* The pre-1914 slum clearance in Pant Lane extended to Tudor Street; about 20 buildings were initially replaced by ten houses in the estate of



the Marquess of Abergavenny, though a plot on the corner of Pant Lane was not developed with another four until about the 1980s, and a public house on the opposite corner survived for some years. Nos 75-81 are dated 1914, quite plain with a red-brick ground floor and rendered above; nos 61/63, dated 1915, are red-brick with a yellow brick string course and opening surrounds; nos 53-61 use a paler brick and are three-storey gabled to the front. The more recent red-brick nos 67-73 appear out of scale, partly because of a much lower roof pitch.

The remainder of the north side of Tudor Street, redeveloped since the 1960s and possibly due for redevelopment again, is in a town centre character area, and the south side of Tudor Street now has no buildings other than Linda Vista house which was built in the 1870s with the original driveway from Byefield Lane and that from Tudor Street created between the wars.

## Heritage Assets

The area is in the heart of the Conservation Area and has over twenty grade 2 listed buildings, including the neglected telephone boxes by Giles Gilbert Scott outside the cinema and on Tudor Street, but many more buildings date from around 1840, the date after which listing is much more selective and those in Grofield are not sufficiently exemplary. We consider that at least fifty other buildings contribute character or have sufficient group or individual merit to be worth particular care, and many more are also so to a lesser degree.

The County Council hopes to consider an Article 4 Direction that would prevent the further loss of characteristic details and possibly help the eventual restoration of some losses.

## Further Information

*Kelly's Directory* for 1901 shows the extent of trading in the area:

- Baker Street: no 11 a beer retailer (ex brewery?)
- Merthyr Road: no 23 a baker, no 29 a bootmaker, no 44 a shop, no 60 a tailor.
- Pant Lane: no 54 a shop.
- Prince's Street: no 29 a beer retailer, also a blacksmith and a wheelwright at unspecified locations (site of Prince's Court?).
- Regent Street: Woodstock House a surgeon, Portland Villa(?) was apartments, Foster the builder of Fosterville at unspecified location (Radstock

Yard).

- Trinity Street: no 19 a shop.
- Victoria Street: no 1 a haulier, no 1a a tailor, no 29 a dressmaker, no 31 a confectioner, no 53 a beer retailer, no 20 a baker and shop, no 26 a beer retailer, No 42 a shop.