

Richard Andrews Architects Ltd
Suite 2.3
The Estates Office
25-26 Gold Tops
Newport
NP20 4PG



Tel: 01633 744144 - www.ra-architects.co.uk

ACCESS STATEMENT

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Site: 8 Bulmore Road, Caerleon, Newport NP18 1QQ

Reference: R783

This document is submitted as part of a householder planning application seeking permission for the demolition of the chimney stack and replacement of all external windows and doors to a property, known as Chirtwell Cottage, located within the Caerleon conservation area.

The property is part of an early 20th-century infill development, with the house itself being a later suburban building set back from the road.

Access to the property is available through the front garden with large driveway and separate pedestrian footpath.

The existing driveway can accommodate up to 2 cars. Furthermore, the existing garage provides an additional parking space.

The proposed works to the building will not create an increase in parking demand nor will they hinder the main access into the property.