



HERITAGE IMPACT ASSESSMENT

August 2024

8 BULMORE ROAD
CAERLEON
NEWPORT



RICHARD ANDREWS
ARCHITECTS

SUSTAINABLE

MODERN

CREATIVE

CONTENTS

1. Introduction
2. Site Context
3. Description and Historic Significance
4. Proposal
5. Heritage Impacts
6. Ecology
7. Conclusion



1. INTRODUCTION

This report is submitted as part of a householder planning application 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 applicant also intends to carry out significant internal renovations and alterations to the existing layout of the property as part of the proposed works.

The purpose of this report is the analysis and careful consideration of the impact the proposal would have on the wider context of the conservation area.

This statement should be read in conjunction with the drawings and all other documents submitted as part of the application.

2. SITE CONTEXT

The application site, known as Chirtwell Cottage, is situated within the Caerleon Conservation area. It lies in an early 20th century infill development to the south-west end of Bulmore Road and, in a wider context, it is located south of the River Usk and east of the area of Caerleon known as Ultra Pontem.

The Caerleon Conservation Area has two separate character zones connected by a bridge: the main core of Caerleon on the north side of the river, and Ultra Pontem on the south side. The centre of Caerleon is more compact and urban with a network of different streets, while Ultra Pontem is quieter with only a few roads resembling village lanes.

Ultra Pontem comprises of three main streets: Isca Road, which forms the historic core of the settlement, Bulmore Road and New Road.

The Caerleon Conservation Area Appraisal Describes Bulmore Road as follows:

3.6.13 Bulmore Road: Traditional cottages of slightly different massing at the north-east end. Later suburban houses from the centre to south-west end, set back from the road. Mature planting on the opposite side of the road.

Bulmore Road extends both east and west from the south end of Isca Road, with most historic buildings located to the west of Isca Road and north of Bulmore Road. This section of Bulmore Road still retains several historic buildings, although many have been heavily restored and are interspersed with modern developments. This mix of historic and modern buildings gives the area its distinctive character.

The south side of Bulmore Road is bordered by a robust traditional hedge, contributing to the road's rural aspect. East of the Isca Road and Bulmore Road junction lie three

historic buildings: The Bell Inn, a converted barn and Yew Tree Farm. These structures mark the end of the historic settlement, sitting adjacent to the road and creating a sense of enclosure that limits long-distance views out of the conservation area.

To the south-west end of Bulmore Road and set back from the road is the relatively large-scale new development. This is where the application site is located and immediately adjacent to the Mission Cottage.

3. DESCRIPTION AND HISTORIC SIGNIFICANCE

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

The property's architectural quality is moderate, and it lacks historical significance with no notable traditional features.

4. PROPOSAL

This proposal seeks consent to replace the existing windows in a style and design that would be similar to the existing. The existing front and rear doors openings will be enlarged to allow more natural light to get in the rooms. Additionally, this proposal seeks permission for the demolition of the existing chimney stack.

As part of the works, the applicant will undertake major internal renovations and make internal alterations to the existing layout of the property.

Although the property is set back from the highway, the front elevation and its fenestrations are visible from Bulmore Road and have the potential to impact on the character of the conservation area. It is therefore important that any replacement windows and doors are sensitively designed to preserve the important historic character of the conservation area.

The current windows and doors are blue/grey painted, timber casement windows.

It is proposed to replace all windows with double glazed, slate gray, flush-fit uPVC casement windows with a bar running horizontally across the glazing, similar as the current windows are, and to blend modern design windows with the historic character of the area.

The front and rear external door openings will be enlarged to suit modern standards of living and to allow more natural light to get in the hallway and in the family room at the back.

The proposed new windows and doors will be manufactured from uPVC and aluminium to improve energy efficiency, weatherproofing and security of the property.

It is considered that the removal of the chimney stack and the proposed internal alterations to the existing layout will not adversely affect the character of the conservation area.



Images indicate the difference between a non-flush (lipped) window frame, widely used in modern construction, and a flush fit window frame resembling the look of traditional timber casement windows.



Example of the slate gray, flush fit uPVC casement window frame that the applicant seek permission to install in replacement of the existing. The windows will incorporate a bar running horizontally across the glazing.



Image of the design of the new black front door incorporating a frosted glass panel to the side to allow more natural light to get in the hallway.

5. SUMMARY OF HERITAGE IMPACTS

The following table summarises the proposed works and the heritage impact statement.

PROPOSED WORK	OBJECTIVE	AFFECTS ON CONSERVATION AREA	POTENTIAL IMPACT	MITIGATION
Demolition of existing chimney stack	Undertake maintenance to the roof and prevent future issues due to water ingress	Assumed original feature with little historic significance	Insignificant	None required
Internal alterations to existing layout	Create an open plan family room	None	Insignificant	None required
Replacement of all windows and doors	Improve the energy efficiency, weatherproofing and security of the property	Assumed original windows with little historic significance	Minimal impact on the character of the conservation area as building is of recent construction	Exactly replicate the design of the existing windows to preserve the historic character of the conservation area

6. ECOLOGY

There are no implications for protected species in these proposals.

7. CONCLUSION

Altogether the proposal is considered to preserve the original character of property and the conservation area.

It is suggested that the Council should have no hesitation, from a heritage perspective, in approving this application and that planning consent should be granted for these proposals which will achieve the widely recognised need to improve many of the older buildings in the UK.