



HERITAGE IMPACT ASSESSMENT

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11 BULMORE ROAD
CAERLEON
NEWPORT



RICHARD ANDREWS

ARCHITECTS

SUSTAINABLE

MODERN

CREATIVE

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1. INTRODUCTION

This report is submitted as part of a householder planning application for a porch, roof extension, rear extension to replace the existing conservatory, along with an additional dormer to the front and rear, rooflights to the rear and roof extension and new access to the basements with windows introduced. It is also proposed to reduce the size of the office window on the ground floor, introduce Cladding in a small number of aspects as seen in the elevations and 3D Visuals and a new access stair to the rear of the property. The project is located within the Caerleon conservation area.

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 the Cotswold and 11 Bulmore Road, 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.

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 Extend and enhance the existing property in a style that would be similar to the existing. Regarding the front elevation, it is proposed to introduce a third dormer as to complete the symmetry of this aspect on the front of the property, the slight movement and reduction in size to the office window, with the front of the proposed porch also visible.

Others works proposed include a timber clad porch to the side of the property, conservatory to be replaced by a new rear extension, new dormer to the rear, new roof extension to introduce a new gable end to the property, roof lights to the roof and rear extension, new access stairs to the rear and introduction of timber cladding detailing to aspects of the property to tie into the proposed porch.

Although the property is set back from the highway, the front elevation and its fenestrations are visible from Bulmore Road and therefore works to the front of the property 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 white, UpVC windows. It is proposed to refurbish and spray all existing windows slate grey as to blend in more with the finishes used by surrounding properties. All proposed new windows are to match these in style and colour.

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



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



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.

It is proposed to use anthracite grey windows on the rear elevation windows as to match what is existing at the property as for the side and front elevations which will include light grey window as to link with what is surrounding.



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
New dormer to front elevation	To increase light and headroom into the bedroom.	Change in appearance to front elevation	The dormer will complete the symmetrical look of the front elevation
New Front Porch	Create a new entrance so people don't access directly into the home.	New modern addition to the existing house.	Minimal
Rear roof extension	Increase headroom to allow for additional bedroom.	Extension to existing property to be built to be in keeping with existing property and surrounding properties. (10 Bulmore road for example)	This will affect the rear elevation but will remain in keeping with surrounding properties, especially 10 Bulmore Road.
New rear dormer	To increase head height and increase light into bedroom.	Additional aspect to existing property.	Minimal
Extension to replace existing conservatory	To replace a thermally inefficient aspect of the building with one that performs to modern standards.	None	None
New basement access and windows	To provide a more direct access route into the basement and increase the size of the access to the rear of the property.	None	None
Timber cladding aspects	To tie in the proposed porch and existing property.	Minimal impact on the character of the conservation area as building is of recent construction	Minimal

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. Whilst allowing the client to utilise the property and its potential.

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.