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Heritage Impact Statement

27 Backhall Street, Caerleon, NP18 1AR

This Statement is made to gain consent for works previously submitted as a pre-application to bring the house into good repair and meet the requirements of the new owners. The house has been historically subject to unauthorised work and some sub-standard work, and the scheme here highlights the proposed corrections and renovation.

1. Listing

History

A building of early C19 character but very probably C18 in origin. It was clearly built before the other houses in the row.

Exterior

The building is entirely pebble-dashed presumably over local rubble stone, Welsh slate roof. It is a two storey, single depth building in a range running parallel with the street. It originally had a small rear wing but this is now separated off from it. The ground floor has three windows, two doors and a small shopfront arranged thus W : D : W : W : SF : D. The left hand window is a 6 over 6 pane sash and the other two are 4 over 4 with exposed cases and elliptical heads. The left hand door is 4-panel; the right hand one is a modern part glazed one. The shopfront is a mid C19 small paned one with 8 x 3 panes in a moulded frame which includes the modern door. Six windows above with 4 over 4 sashes and exposed cases; the left hand window is not spaced evenly with the rest. Gable end roof with ridge stack on the left gable.

Interior

Not inspected at time of resurvey.

Reasons for Listing

Included as a probably C18 house which still retains historic character despite some changes.

2. Building History Since the Listing

- a. Discussions with Principal Heritage Officer and an email received from the said officer on 23/04/2025

Regarding 27 Backhall Street, my colleague Lauren Arnold and I have had several dealings with this property over the past few years. Whilst there are no open enforcement notices on the property, we have been considering our options. The fenestration is in poor condition and the cement render is causing significant damp issues and external implications. I also note that some repairs to the roof, lead, chimneys and gutters may be necessary. Internal alterations have occurred and may require rectifying; however, we are open to a new residential scheme. We are happy to work with the new owner and give advice going forward - I would suggest a pre-application is submitted so we can do this formally with a meeting.....

The application is now made after the pre-application advice received from the planning officer and the new conservation officer, which is included in sections of this submission. This application is made after a site visit to assess the proposals, and to include the suggestions made by the conservation officer.

3. Works in the Application

a. Remedial works proposed

b. Walls

The site details have been examined by the Ty Mawr consultant and their comments are as follows;

Whilst much of the damage is clearly due to blocked/faulty rainwater goods, the damage at the base of the front elevation appears to have other underlying causes other than just splashing rainwater. It would appear to me that the lime render in this location has either been subjected to frost damage or was allowed to dry too quickly when applied, reducing its strength and adhesion.

Once rainwater goods have been cleared and repaired etc I would suggest the following:

- *Algal growth/staining should be treated with Beeck's fungicide, which can be left in situ, for longer lasting performance - <https://www.lime.org.uk/fungicide-beeck.html>*
- *On the rear elevations, any patching or re-surfacing repairs should be done using St Astier R100, and subsequently painted with a silicate mineral paint such as Graphenstone GCS or Beeck's Renosil - <https://www.lime.org.uk/our-products/paints-oils-waxes/external/paint.html>*
- *As we discussed, I would suggest complete removal of the render below window cill level on the front elevation, and replacement using a traditional 3 coat lime*

render, incorporating a bell cast bead to throw rainwater away from the junction with the pavement - <https://www.lime.org.uk/lime-base-coat-plaster-for-scratch-float-coats-natural-fibre.html> & <https://www.lime.org.uk/external-lime-top-coat-finish-plaster.html>

- *I would advise undercutting the junction between old and new render so there is not a straight line joint through to the masonry, which could prove to be a weak point in respect of water ingress.*
- *The render can be continued to pavement level as there is no DPC to breach, and the surface of lime will reduce moisture getting into the masonry as well as improving its ability to dry out again.*
- *The render could be re-decorated with a limewash again, or for increased durability and ease of application, you may wish to consider using a silicate mineral paint such as recommended for the rear elevations.*

For the purposes of informing your local Heritage Officer, all of our pre-mixed “Fat Lime” renders and mortars are produced purely from quick lime, selected aggregates and water using the hot mix method, making them as traditional as possible.

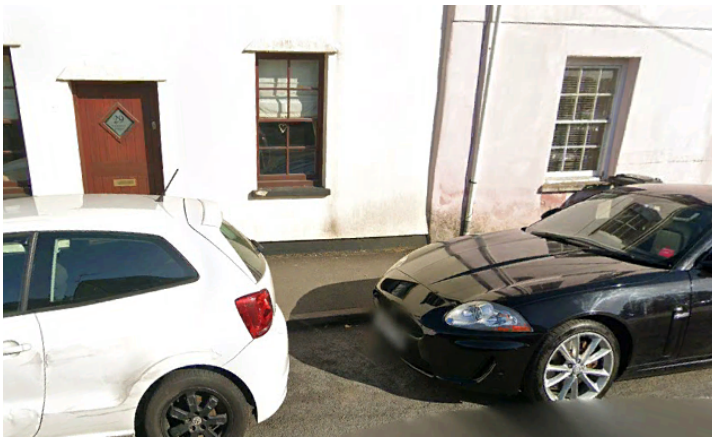
The client therefore intends to follow this advice, and the details are indicated on the plans. Photographs are included for clarity.



Fig. 1. Defective Render to front Elevation



Fig. 2 Side Elevation



Adjacent property

Fig. 3 Comparison of

c. Fenestration

The pre-application response acknowledged that the current glazing installed on the front elevation, did not use not an appropriate type of glass. This is to be replaced by heritage glazing installed by craftsmen, the work will include the works necessary to ***refurbish the existing windows and re-putty them with a 11mm ultra slimline Hand drawn double glazed panel. This would make the glass only double the thickness of the existing single pane***

of glass as well as dramatically increase the thermal value, negating the need for secondary glazing. Therefore, a sample of the glass is accompanying this application, which will confirm whether its appropriate.

The existing window frames will remain and be renovated.

d. Staircase Window

It is proposed to reinstate the window, The careful opening-up has exposed the surviving window. This will be retained but as it sits on the primary staircase providing the means of escape to the ground floor, it will be protected by clear safety glass to prevent damage to it and protect the occupants.

The window will be cleaned and decorated.



e. Roof Renovations

The existing roof covering roof is Welsh slate and the main covering will be retained. There are issues with the exposed gable having a barge-board, rather than a traditional verge details, and this will be adjusted, details are attached.

There are issues to resolve at the stack abutment at the left-hand side behind the apex of the ridge, this will be repaired and lead soakers and Welsh slate used to complete the unfinished section.



Stack

Fig. 5 Area of Defective Roof at

f. Improvements and alterations

The scheme contained in this application has been produced to minimize the impact on the external envelop of the building, The only variations are.

- i. Introduce a roof light matching the existing roof lights in appearance but only to the rear elevation, to meet with the conservation officers comments. These are low profile heritage roof lights 900 x 600 top hung , **To maximise viable used of the building, it agreed that natural light is required. Whilst a new rooflight to the rear slope would be acceptable where hidden within principal views of the asset.**



Fig 5 Existing roof light pattern.

- ii. Introduce a gable window, to meet with the conservation officers comments;

A new gable window to the south-west elevation was also discussed. This would also be feasible, due to the modern fabric within the rebuilt gable-end, and the character of the building and the wider area. However, it

would also need to be very carefully scaled, positioned and detailed to be considered acceptable.

Accordingly, a window at the minimum size to act as a “means of escape” window has been proposed and details included in the drawings, using the same size glazing bars and frames as the main windows, the window needs to be a traditional hinged, side hung window to allow a fully opening sash.

- iii. Completion of the works at hand, there are partly completed ensuite bathrooms installed at first floor level, it is intended to make these fully functional.



Fig 8 & 9 Partially Completed Bathrooms

- iv. The landing area is currently overly large, and it is proposed to adjust the partitions to maximise the bedroom accommodation. It should be noted the partitions in this area are all “new work” there are no original partitions, floor or finishes remaining internally. The walls are finished in lime plaster and this will be repeated.

It is important to note in regard to the previous internal alterations that the appeal document states “ ***The Council confirmed at the hearing that it accepts that the building had been subject to a series of alterations during the 20th century and that it is likely that the interior contained few if any features of special architectural or historic interest at the time it was listed or when the recent works commenced. In granting LBC and PP in 2000 /2001 it was recognised that residential use, a new rear extension, and substantial alterations to the internal layout were justified in order to give the building a new lease of life. The Council therefore takes no issue with the alterations to the internal layout. Nor does it now take any issue with the size of the extension that has built. I have no reason to disagree with the Council on these matters.***”

Having discussed this with the Heritage Officer, the plans show the proposed arrangements, but as the fabric of the building in these areas now date from 2011, there is no reason to use historical materials,

4. Conclusion

This application is therefore for the following works;

Remedial works;

1. Rectification of defective roof details by the removal of bargeboards and reinstatement of verge detail.
2. Repairs to leadwork and slates at eastern stack
3. Removal of defective render and application of repairs in accordance with Ty mawr specification
4. Replacement of glazing in the

Renovations

5. Re-opening existing window to stairway.

Improvements

1. Introduce roof light to Second floor bedroom area, above courtyard
2. Complete works to en-suite bathrooms, and layout as illustrated in plans.
3. Adjust bedroom partition.
4. Introduce Double Glazing for energy efficiency. This will be in the form of fully glazed panels set to the inside of the existing glazing, and totally invisible to the view from the outside.
5. Replacement of current patterned glass with 11mm hand drawn, double glazed units to the existing sashes. (sample to be supplied.)
6. Replace concrete sills with natural stone

The works will be undertaken in accordance with the details in drawings SD1081 01,02 and 03 and will be accompanied by a Bat Survey. The suggested works have no impact on other properties in the conservation zone.

The extent of the works is as discussed with the conservation officer, and provide acceptable response to the current situation to bring the external envelop into a condition and appearance that is suitable for its stature as a listed building in a conservation area.

The LPA pre-application response confirms that the application is for Householder Planning Consent and Listed Building Consent.

Should the LPA feel conditions are appropriate please add them accordingly.