

Heritage Impact Assessment

On Behalf of
Mr Rashid Aziz

Concerning
46 Caerau Road
Newport
NP20 4HH

June 2025
Updated July 2025

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1 Executive Summary

Border Archaeology (BA) has undertaken a Heritage Impact Assessment in connection with a proposed extension, alterations to a front boundary wall and landscaping at No. 46 Caerau Road Newport NP20 4HH. The results of the assessment are summarised thus:

The impact of the proposed works on the historic fabric and significance of **No. 46 Caerau Road** can be assessed as **Slight**. This assessment reflects the **Medium** importance of the late 19th century house, an undesignated heritage asset identified as a Positive Contributor in the Stow Park Conservation Area Appraisal, considered against the magnitude of impact, assessed as **Negligible**. The proposals will impact the historic fabric of the building to a very limited extent, involving the widening of the two entrances to the property, resulting in a slight loss to the stone boundary wall, and the dismantling and rebuilding of two piers.

The proposed works will also result in a limited change to the setting of the asset. Details concerning the design and colour of the gates are unavailable at present, apart from the intention to install arched gates and for both gates and fencing to be of timber construction and therefore consistent with the existing structures. Ensuring the fencing and gates are of similar design and colour to the existing structures and that the electric gate operating mechanisms are discreetly located would further mitigate impact. The proposed changes affecting the 'crazy paving' and slabs of the driveway also do not represent a notable change to the asset's setting; moreover, the proposed pattern-printed concrete is evidently to be of similar design to the 'crazy paving'. Additionally, it is proposed to retain most of the trees within the site and to replace the three identified for felling, although impact could be further mitigated by planting trees consistent with the existing species composition rather than introducing two palm trees, as proposed.

Stow Park Conservation Area and Associated Undesignated Assets: The impact of the proposed works on the setting of the Conservation Area can be assessed as **Slight**. This assessment reflects the **High** significance of the Conservation Area as representing a 19th century residential suburb of unusual layout, containing many buildings of high architectural quality and varying design, considered against the magnitude of impact, assessed as **No Change to Negligible**. The proposed works will be visible in only a limited part of the Conservation Area, with dense vegetation along the front boundaries of buildings, the height of the buildings in the Conservation Area and topography restricting views of the site beyond a point located roughly halfway along Caerau Road to the south and southwest along Caerau Crescent.

The proposed works represent a limited change to the character of the site and the Conservation Area, with changes to the front boundary and garden resulting in little change to the stone wall, beyond the slight widening of the entrances, and the new gates and fencing being of timber construction matching the existing structures. Ensuring that the new fence and gates are consistent in terms of design and colour with those that are to be replaced and that the electric mechanisms operating the gates are discreetly positioned would further mitigate impact, as would the planting of trees similar to those already standing within the site as replacements for those to be felled. The retention of all the other trees in the site is also considered to mitigate impact, screening the changes to the paving and grass of the front garden, in addition to maintaining the present green character.

Summary Conclusion: The overall impact of the proposed development upon No. 46 Caerau Road and the Stow Park Conservation Area can be assessed as Slight. The proposals will affect an important part of the Conservation Area, as the front boundary of No. 46 forms part of the key view looking out of the Conservation Area where the land slopes down, allowing expansive views across the surrounding townscape.

However, the actual impact of the proposals will be very limited in scope, with the existing dense hedges along the front boundary of neighbouring properties, the undulating topography and prevailing building height within the Conservation Area partially or entirely restricting views beyond the site's immediate setting.

Based on the above assessment, it is thus considered that the proposed development can be supported in heritage terms.

Crynodeb: Gellir asesu effaith gyffredinol y datblygiad arfaethedig ar 46 Heol Caerau ac Ardal Gadwraeth Parc Stow fel Bychan. Bydd y cynigion yn effeithio ar ran bwysig o'r Ardal Gadwraeth, gan fod ffin flaen Rhif 46 yn rhan o'r olygfa bwysig sy'n edrych allan o'r Ardal Gadwraeth lle mae'r tir yn gostwng, gan ganiatáu golygfeydd eang ar draws y drefwedd gyfagos.

Fodd bynnag, bydd effaith wirioneddol y cynigion yn gyfyngedig iawn, gyda'r gwrychoedd trwchus presennol ar hyd ffin flaen eiddo cyfagos, y topograffeg donnog ac uchder cyffredinol yr adeiladau o fewn yr Ardal Gadwraeth yn cyfyngu'n rhannol neu'n llwyr ar olygfeydd y tu hwnt i gyffiniau uniongyrchol y safle.

Yn seiliedig ar yr asesiad uchod, ystyrir felly y gellir cefnogi'r datblygiad arfaethedig o ran treftadaeth.

2 Introduction

Border Archaeology (BA) has been instructed by Rashid Aziz to undertake a Heritage Impact Assessment in connection with a proposed extension, alterations to a front boundary wall and landscaping at No. 46 Caerau Road Newport NP20 4HH.

3 Site Location

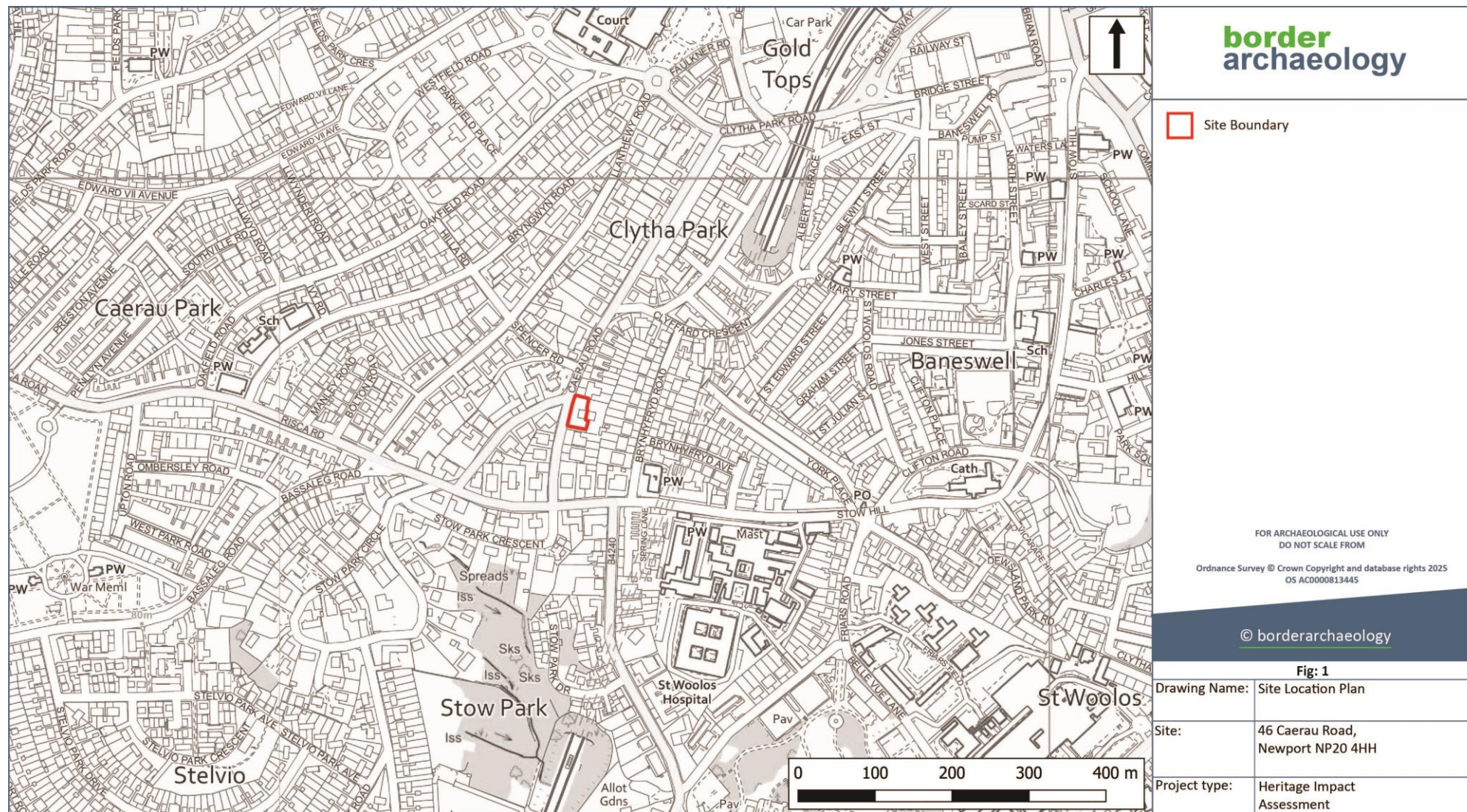
The property at No. 46 Caerau Road comprises the front extent of a two-storey house located along the E side of Caerau Road, near the N boundary of the Stow Park Conservation Area. The house within the site is regarded as an undesignated heritage asset representing a Positive Contributor to the Conservation Area. The front elevation is arranged across three bays, faced with white stucco and with two-storey bays flanking a pedimented porch. Most of the buildings in the immediate setting are semidetached houses of two to two-and-a-half storeys which are largely set back behind front gardens with hedges and trees and boundary walls of either stone or brick.

The site is located roughly centrally within Newport to the W of the River Usk forming part of a residential suburb with gardens replete with vegetation and trees; public open spaces are limited and include Belle Vue Park c.445m SE of the site.

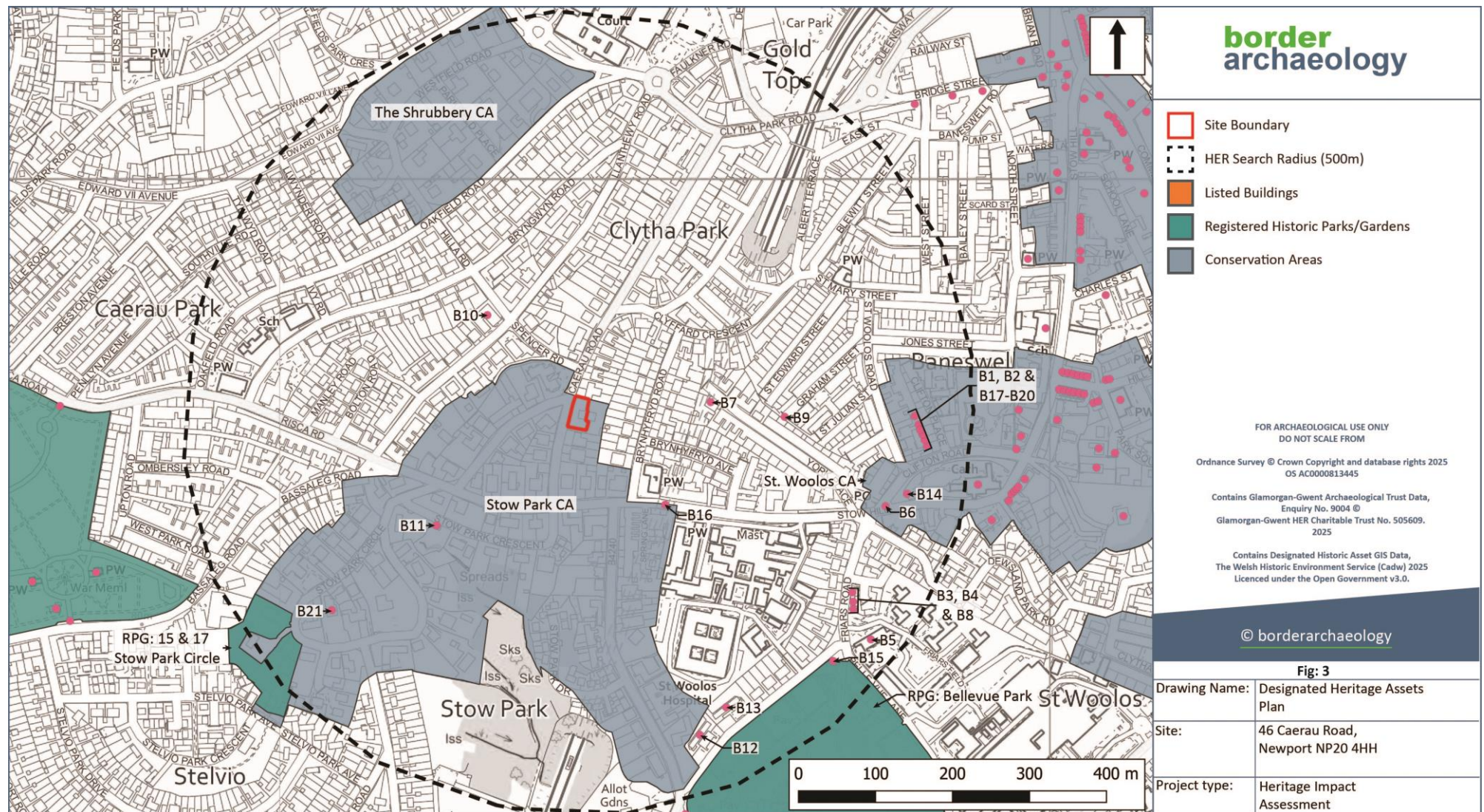
The grid reference for the site is NGR: ST 30393 87695.

3.1 Soils & Geology

The British Geological Survey (BGS) records the bedrock geology of the site as St Maughans Formation interbedded argillaceous rocks and sandstone, a sedimentary bedrock formed between 419.2 and 393.3 million years ago during the Devonian period. The BGS records no superficial geology in relation to the site.







4 Methodology

4.1 Aims & Objectives

This Heritage Impact Assessment identifies and describes those designated and undesignated heritage assets that may be affected by the proposed development and assesses their significance, followed by a description of the application proposals and an assessment of their potential impact on these heritage assets, in order to reach an overall assessment of the significance of impact upon the built heritage resource in the vicinity of the proposed development.

4.2 Legislative Framework

Policies regarding built heritage assets in Wales were originally set out in the UK Government's Planning (Listed Buildings and Conservation Areas) Act 1990, which has subsequently been amended by the Historic Environment (Wales) Act 2016. The Welsh Government's planning policies are set out in *Planning Policy Wales* (2024) and *Future Wales: The Nation Plan 2040*, as well as local plans produced by relevant planning authorities. This is supplemented by *Technical Advice Note 24: The Historic Environment* (2017).

Planning Policy Wales (Welsh Government 2024) states in regards to Listed Buildings:

Listed Buildings

6.1.10 *There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the building, its setting or any features of special architectural or historic interest which it possesses.*

6.1.11 *For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future¹⁰⁵.*

6.1.12 *The demolition of any listed building should be considered as exceptional and require the strongest justification.*

6.1.13 *Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed.*

This assessment is also informed by relevant policies contained in the Newport Local Development Plan 2006-2021 (adopted 2016). Policy SP9 (*Conservation of the Natural, Historic and Built Environment*) states that:

The Conservation, Enhancement and Management of Recognised Sites within the Natural, Historic And Built Environment will be sought in all proposals...The protection, retention, safeguarding, conservation and enhancement of heritage assets will be sought, and where new development is proposed that affects the building or site or its setting, this should be of the highest quality.

Strategic Policy CE7 (Conservation Areas) states that:

Development within or adjacent to Conservation Areas will be required to:

- i) be designed to preserve or enhance the character or appearance of the Conservation Area, having regard to the conservation area appraisal where appropriate.*
- ii) avoid the removal of existing historic features, including traditional shopfronts and joinery.*
- iii) use materials which are traditional, or appropriate to their context.*
- iv) complement or reflect the architectural qualities of nearby buildings which make a positive contribution to the character of the area.*
- v) pay special attention to the settings of buildings, and avoid the loss of any existing domestic gardens and open spaces which contribute to the character of the area.*
- vi) avoid adverse impact on any significant views, within, towards and outwards from the Conservation Area*

4.3 Criteria

This Heritage Impact Assessment has been compiled to determine the potential impact on heritage assets and their respective settings in the vicinity of the proposed development and is primarily informed by *The Setting of Historic Assets in Wales* (Cadw 2017a), which outlines a four-stage process for considering the impact of a proposed development within the setting of historic assets.

The stages for considering the impact of a proposed development within the setting of historic assets are outlined below:

1/ Identification of the Heritage Assets and their Associated Settings

Baseline information regarding listed and undesignated heritage assets in the vicinity of the proposed development was obtained from the Heneb HER and the National Monuments Record of Wales (NMRW), supplemented by cartographic and documentary records held at the Gwent Archives.

A site visit was also undertaken on 23rd of June 2025, during which a photographic survey of the site was undertaken.

2/ Assessment of the Significance of the Heritage Assets and the extent to which their Settings respectively contribute to their Significance.

This assessment has been primarily based upon criteria for assessing visual and physical impact on cultural heritage assets contained in the *Design Manual for Roads and Bridges* (Highways Agency 2020), as well as relevant criteria contained in Section 4.1 of *Setting of Historic Assets in Wales* (Cadw 2017a), which are briefly outlined below:

The setting of an historic asset comprises:

- Its current surroundings.
- Our present understanding and appreciation of the historic asset.
- What (if anything) survives of its historic surroundings.

Setting is defined as not being dependent on public rights of way or current access to the asset or viewpoints overlooking the asset.

Factors which contribute to the significance of heritage assets may include:

- **Rarity:** Does it exemplify a pattern or type seldom or never encountered elsewhere? It is often assumed that rarity is synonymous with historical importance and therefore high value, but it is important not to exaggerate rarity by magnifying differences and downplaying common characteristics.
- **Representativeness:** Is its character or type representative of important historical or architectural trends? Representativeness may be contrasted with rarity.
- **Aesthetic appeal:** Does it (or could it) evoke positive feelings of worth by virtue of the quality (whether designed or artless) of its architecture, design or layout, the harmony or diversity of its forms and materials, or through its attractive physical condition?
- **Integrity:** Does it retain a sense of completeness and coherence? In a historic landscape with a high degree of integrity, the functional and hierarchical relationships between different elements of the landscape remain intelligible and nuanced, greatly enhancing its evidential value and often its aesthetic appeal. Integrity is most often used as a measure of single-phase survival, but some buildings and landscapes are valuable precisely because of their multiple layers, which can have considerable evidential value.
- **Associations:** Is it associated with important historic events or people? Can those associations be verified? If they cannot, they may still be of some significance, as many places and buildings are valued for associations that are traditional rather than historically proven.

Consideration was given as to whether the setting of the heritage assets contributes or detracts from its significance, with reference to the following attributes, namely:

- Topography.
- Presence of other heritage assets.

- Formal design.
- Historic materials and surfaces.
- Land use.
- Trees and vegetation.
- Openness, enclosure and boundaries.
- History and degree of change over time.
- Integrity.
- Surrounding townscape character.
- Views from, towards and across the asset (to including the asset itself).
- Visual prominence and role as focal point.
- Intentional intervisibility with other historic and natural features.
- Sense of enclosure, seclusion, intimacy or privacy.
- Accessibility, permeability and patterns of movement.
- The rarity of comparable survivals of setting.
- Associative relationships between heritage assets.
- Cultural associations.

3/ Assessment of the Magnitude of Impact of the Proposed Development on Heritage Assets and their Settings

Having determined at an initial stage that there will be limited physical impact upon the heritage asset of 46 Caerau Road, the magnitude of both physical and visual impact resulting from the proposed development on the settings of the Conservation Area and 46 Caerau Road was assessed, supported by a photographic survey of the area from key vantage points. Consideration was given to key attributes of the proposed development in terms of:

- Location and siting, e.g. proximity to asset, extent, degree to which location will physically or visually isolate the asset and position in relation to key views.
- Form and appearance, e.g. prominence/conspicuousness, competition with or distraction from the asset, scale and massing, proportions, materials, architectural style or design.
- Additional effects, e.g. change to built surroundings and spaces, change to general character and tree-cover;
- Permanence.

The assessment was based on the following criteria:

- **High:** The development has a severe impact upon established 'views from' and/or 'views to' the heritage asset in terms of prominence within the view, directly obscuring or occluding views of it from the viewpoint and significantly disrupting the overall coherence of its extant setting.
- **Moderate:** The development has a clearly discernible impact upon established 'views from' and/or 'views to' the heritage asset, in terms of prominence within the view, but does not significantly obscure or occlude views of it from the viewpoint. It may cause limited disruption to the overall coherence of the extant setting of the heritage asset.

- **Minor:** The development is only partially discernible upon established ‘views from’ and/or ‘views to’ the heritage asset. It does not obscure views of the heritage asset from the viewpoint and thus causes no appreciable disruption to the overall coherence of its setting.
- **Negligible:** The development will result in very slight changes to key historic building elements that hardly affect it. The development will result in very slight changes to the setting of an historic building.
- **No change:** There is no discernible impact upon historic fabric or to the setting of the Heritage Asset as a result of the development.

4/ Overall Assessment of the Significance of Impact on the Heritage Assets

A conclusion is then drawn, integrating both the assessment of the significance of the heritage assets and their associated settings and the magnitude of impact of the proposed development to produce an overall assessment of the implications of the development proposals, as detailed in the table below:

Table 1: Overall Significance of impact on heritage assets					
Magnitude of impact	Importance of heritage asset.				
	Very High	High	Medium	Low	Negligible
No change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

4.4 Consultation of Records relating to Archaeological & Built Heritage Assets

In order to fully appreciate the significance of the heritage assets and their respective settings which may be affected by the proposed development, information was collected on the known archaeological and built heritage assets within a 500m study area around the area of proposed development (figs. 2-3).

The research carried out for this Heritage Impact Assessment consisted of the following elements:

- Consultation of the Heneb Historic Environment Record (HER) – the Heneb HER includes information on archaeological and built heritage assets as well as previous archaeological investigations and historic building surveys.
- Historic England (National Heritage List for England) – information on statutory designations including Scheduled Monuments, Registered Parks and Gardens, Listed Buildings and identified Heritage at Risk.
- Readily available collections of cartographic and documentary records, including census returns, Post Office directories and historic maps and photographs were consulted using records held by the National Archives, Gwent Archives and the British Library.

5 Heritage Assessment

5.1 Site Specific Historical Background

No evidence of prehistoric or Romano-British activity is recorded within the study area by the HER. Scant evidence for early prehistoric activity is recorded in the wider area around Newport outside of the Gwent Levels. The Iron Age Hillfort at Gaer, c.1.5km SSW of the site, represents the earliest focus of prehistoric settlement while Romano-British activity in the wider area is represented primarily by the Roman legionary fortress at Caerleon, c.3.6km NE of the site, which was established in the 1st century AD as a base for the 2nd Augustan Legion.

It is thought that medieval settlement at Newport was established in the 5th or 6th century AD with the foundation of a Church of St. Gwynllyw near Stow Hill (St. Woolos), although supporting evidence is limited. There does, however, appear to have been a small Saxon-influenced settlement at Newport by the 10th century and the probable site of a timber motte-and-bailey castle established around the time of the Norman Conquest is recorded within the study area (0157g).

A township was in existence by the 12th century and a charter of 1132 refers to a *Nova Burgus* adjacent to the River Usk understood to refer to the settlement at Newport. The manor of Stowe in proximity to the site was also in existence by this time, with the yet to be identified site of the manor house being recorded in the study area (0158g) and said to include a barn, ox-house, pigeon cote and fishpond.

The earliest available map to show the site is the 1811 Ordnance Survey Drawing of Newport (*fig. 6*), which shows one building in the area of Caerau, on the W side of a short road heading N from Stow Hill. The immediate surrounds of this building are shown as undeveloped agricultural land, with a small number of buildings shown in the wider area along Stow Hill to the W of the site and a greater concentration of buildings lining the road to its E, at St. Woolos.

The 1841 Tithe Map of the Parish of St. Woolos (*fig. 7*) shows the area of the site in greater detail, but little apparent change. The building associated with the name Caerau at this time is shown to be rectangular in form, comprising two compartments, with a small outbuilding to its SW within the same Plot (243a) and a second outbuilding further to its S in Plot 244. The immediate surrounds are still shown to be largely agricultural, although further development is apparent in the wider area, with a greater concentration of building shown to the site's SW along Stow Hill and the development of the Union Poorhouse indicated to its SE, alongside a small number of residential buildings.

The site is within Plot 243a identified as 'Caerau Homestead' in the ownership of the Late Edward Blewett and occupied by a John Russell. Plot 243 to the W is in the same ownership and occupation and was at that time under pasture and orchard, with Plot 244 to the SW also being in the same ownership and occupation, its use being recorded as pasture. Plots 276 and 277 to the E are recorded as pasture belonging to John Jones and occupied by Lewis Edwards. The differing shape of the building known as Caerau at this time compared to the existing building, as well as significant changes affecting the surrounding landscape, make it difficult to determine whether the

building shown on the map was incorporated into the existing building, although it would appear more likely that it was demolished prior to construction of the existing building.

The 1884 Ordnance Survey Town Plan (*fig. 8*) shows a structure clearly identifiable with the existing building within the site, exhibiting a roughly L-shaped plan with two projecting bay windows and a porch discernible on the front elevation. At this date, the building evidently had two glass structures on the S elevation, one extending from its front range and the other from the corner where front and rear ranges meet, and, significantly, a front boundary wall with piers, two entrances to a circular driveway and a S entrance leading through to the rear garden. A wall is also shown to extend from both sides of the house to divide its front and rear gardens, with the only exterior access between the two gardens being a gate to the S.

A small garden terrace is shown in the N extent of the front garden with trees depicted along boundaries and in small groups and avenues throughout the site. Two outbuildings, of which one was a glasshouse, are also shown in the SE corner of the rear garden. Significant development is evident in the site's immediate setting also, the site now being on the E side of a road (Caerau Road) leading N from Stow Hill, with semidetached houses constructed along this road as well as along the newly established Caerau Crescent. Terraces and semidetached houses are also indicated to have been developed along other new roads to the NE and E of the site.

The 1902 Ordnance Survey 2nd Edition 6-inch Map (*fig. 9*) shows the site in more limited detail but indicates no apparent change within the area. In the wider area, further significant development is shown, the area between Caerau Crescent, Caerau Road and Stow Hill having been developed and further roads laid out to the N, S, E and W with residential development comprising terraces, semidetached houses and smaller detached properties. An open area, Caerau Park, is shown to remain beyond some development to the site's NW.

The 1921 Ordnance Survey 3rd Edition 25-inch Map (*fig. 10*) provides a slightly more detailed representation of the area. The only change affecting the site appears to be the demolition of the outbuildings in the SE corner of the rear garden and the reorientation of the walls between the rear and front gardens, specifically, the N wall is now shown to extend to the E of the house. Further development in the wider area is also indicated, with the formerly open area of Caerau Park having been developed.

The 1947 Ordnance Survey 4th Edition 6-inch Map (*fig. 11*) shows no apparent change within the site, while the 1954 Ordnance Survey 5th Edition 6-inch Map (*fig. 12*) indicates the demolition of the NE garden wall. The 1956 Ordnance Survey 1:1250 Map (*fig. 13*) shows further changes including division of the house into Nos. 46 (the front range and the site) and 46a (the rear range), the demolition of the glass structures previously shown attached to the house, the construction of a new wall, oriented N from the house, and the construction of an L-shaped building and a glasshouse in the SE corner of garden belonging to No.46a.

The 1972 Ordnance Survey 1:1250 Map (*fig. 14*) shows no apparent change within the site.

Table 2: Gazetteer of monuments recorded within a 500m radius of the site, based on consultation of the Heneb Historic Environment Record.

No	MonUID	Name	Period
1	GGAT00157g	Motte	Medieval
2	GGAT00158g	Manor of Stowe	Medieval
3	GGAT00167g	Tithe Barn, Stow Hill	Medieval
4	GGAT03283g	Motte, Stow Hill	Medieval
5	GGAT00159g	The Friars (White Friars)	Med./PM
6	GGAT16452g	Newport West Landscape	Med./PM
7	GGAT03006g	2 Clifton Place	Post-med.
8	GGAT03007g	3 Clifton Place	Post-med.
9	GGAT03008g	4 Clifton Place	Post-med.
10	GGAT03009g	5 Clifton Place	Post-med.
11	GGAT03010g	6 Clifton Place	Post-med.
12	GGAT03011g	7 Clifton Place	Post-med.
13	GGAT03012g	8 Clifton Place	Post-med.
14	GGAT03029g	9 Friar's Road	Post-med.
15	GGAT03030g	11 Friar's Road	Post-med.
16	GGAT03031g	13 Friar's Road	Post-med.
17	GGAT03076g	55 York Place	Post-med.
18	GGAT03175g	Electricity Transformer, Graham Street	Post-med.
19	GGAT10316g	Springfield House	Post-med.
20	GGAT10729g	Woolaston House	Post-med.
21	GGAT11020g	Crash Site: Heinkel HE111P 1G+DS 'Kampfgeschwader 27'	Post-med.
22	GGAT11886g	Llanthewy Road Chapel	Post-med.
23	GGAT17514g	Hand Post Inn, Allt-yr-yn	Post-med.
24	GGAT17515g	Newport Union Workhouse	Post-med.

Table 3: Gazetteer of events recorded within a 500m radius of the site, based on consultation of the Heneb Historic Environment Record

No	EvUID	Type	Date
E1	GGATE002401	Newport Landscapes - Landscape Strategy	1998
E2	GGATE004372	WB: New House	1998
E3	GGATE004834	Eval.: Stow Park Presbyterian Church, Brynhyfryd Road	2003
E4	GGATE001411	The Roman Fortress of Caerleon & Its Environs: A Framework for Research	2004
E5	GGATE005199	WB: 26 Stow Park Avenue	2005
E6	GGATE007242	DBA: High Status Settlement in Glamorgan and Gwent	2010
E7	GGATE007746	DBA: M4 Corridor Around Newport	2016
E8	GGATE000102	Casualties of War DBA	2016-2017

Table 4: Gazetteer of Listed Buildings recorded within a 500m radius of the site, based on consultation of the Heneb Historic Environment Record

No	Ref	Name	Grade
B1	3006	6 Clifton Place	II
B2	3007	7 & 8 Clifton Place	II
B3	3016	9 Friars Road	II
B4	3017	11 Friars Road	II
B5	3018	The Friars	II
B6	3019	Drinking Fountain to W of St Woolos' Cathedral	II
B7	3049	55 York Place	II
B8	3052	13 Friars Road	II
B9	3061	Electricity Transformer at SW End of Graham Street	II
B10	20738	Llanthewy Road Baptist Church & Attached Sunday School Wing	II
B11	22668	Viletta	II
B12	23117	1-6 Burton Homes	II
B13	23118	7-12 Burton Homes	II
B14	23126	Lychgate to St Woolos Cathedral	II
B15	23135	Upper Lodge at Belle Vue Park, including Attached Wall & Gatepiers	II
B16	23140	Stow Hill Railway Tunnel	II
B17	23141	2 Clifton Place	II
B18	23142	3 Clifton Place	II
B19	23143	4 Clifton Place	II
B20	23144	5 Clifton Place	II
B21	87630	Rothbury House	II

5.2 Identification of Built Heritage Assets, Settings & Significance

This section of the Heritage Impact Assessment comprises an identification and description of designated and non-designated heritage assets (and their respective settings) which may be affected by the proposed development and an assessment of their relative significance in heritage terms, based on Historic England criteria previously outlined in Section 4.3.

An initial trawl of relevant heritage datasets held by Historic England and the Heneb Historic Environment Record identified 21 Listed Buildings within a 500m radius of the site (*Table 4*). In addition, the site is located within the Stow Park Conservation Area, which is considered to be a designated heritage asset for the purposes of this assessment.

It was determined at an early stage that the only heritage assets which may be affected by the proposed development are 1/ No. 46 Caerau Road (Undesignated, Positive Contributor in CA); 2/ Stow Park Conservation Area.

The following section describes these heritage assets and their settings and assesses their significance, followed by an assessment of the magnitude of impact resulting from the proposed development on these heritage assets and their respective settings.

5.3 Description of Heritage Assets

5.3.1 No. 46 Caerau Road (Undesignated, Positive Contributor in CA)

Constructed in the late 19th century on the site of an earlier building, No. 46 Caerau Road is an L-plan building faced with white render and rising to a height of two storeys. Formerly a single property, the house is now divided to form No. 46, the front range, and No. 46a to the rear. The front range of the building is set beneath a hipped roof with overhanging corbelled eaves, while the rear range has a gable roof.

The front W facing elevation of the building is arranged across three bays, the outer two bays having two-storey semi-hexagonal bay windows. Each of these bay windows has three sash windows to each floor, the ground-floor sashes having a keystone above, which connects with a cornice between the storeys, while the first-floor sashes have a moulded panel below and between each window. The central bay of the elevation has a pedimented porch on two pillars over a four-panelled door with side and top-lights, with a sash window above at the first storey (*Plates 1-2*).

The N-facing elevation of the front range has a storey-band between ground- and first floors. At the E extent is a single-storey, semi-hexagonal bay window with a central French door on the ground floor and casement windows at first floor level. The French door opens onto a raised deck with wooden railings (*Plate 3*).

The S-facing elevation of the front range also has a storey-band between ground- and first floors and a part-glazed door with rectangular fanlight and two flat-arched sash windows on the ground floor with a further flat-arched sash window on the first floor. All of sashes have squared surrounds (*Plate 4*).

The interior retains a large number of original features based on comparison with archived photographs from the last sale of the property (2019). Among the most notable of these are the panelled doors, picture rails and stair banister. Several retained fireplaces appear to have original grates in modern surrounds and mantels.

The house is set behind a low, coped stone boundary wall with fencing above and square, coped piers flanking two wooden, gated entrances to a semicircular driveway and a metal gated side entrance (the latter gate being to No. 46a). The piers display floral motifs and other decorative features, including the name 'Caerau' incised into the upper section. This front boundary wall is of similar design and construction to two properties to its N, also being continuous with these walls (*Plates 5-10*).

Behind this boundary wall, the surface in front of the house is largely of gravel, earth and debris from the former paving. A semicircular island of trees is set against the boundary wall between the two entrances to the house, with a grassed area with planting beds positioned along its N edge in the N extent of the site. This grassed area

continues to the N of the house, where the wooden raised deck is noted. The area to its S is paved with slabs (*Plates 11-17*) and has a stone-built well with gabled cover adjacent to a stone wall with arched coping (*Plate 18*). There is additionally a single-storey brick outbuilding in this area with two timber plank-and-batten doors and two casement windows, as well as a central opening with a low stone plinth (*Plate 19*).

5.3.2 Stow Park Conservation Area and Associated Undesignated Assets

Designated in 1983, Stow Park Conservation Area comprises an unusual suburb which was laid out and developed in the late 19th to early 20th century as the commercial success of Newport's grew. The curving and triangular loop roads, prominent greenery and large well-designed houses distinguish this area from other suburbs laid out in around this time. Its location extending N and S of Stow Hill, a thoroughfare leading into Newport from the medieval period, is also a key aspect of its development.

While the most notable aspect of the Conservation Area's character is the wide variability of the architecture, the predominant mix of classical and Arts & Crafts style influences mean there are numerous common features seen across many buildings in the area. These features include large windows, canted or square bays and turrets, prominent gables with bargeboards or Dutch gables, tall chimneystacks, half-timbering and sculpted detailing. The varying construction of the buildings in the Conservation Area is also of note, with a mixture of red, yellow and buff brick and stone evident across the area and often featured across single buildings in the form of stringcourses, quoins and other dressings.

In the immediate setting of the site, the Caerau Road and Caerau Crescent area is characterised in particular by the low front boundary walls and large front gardens, with large semidetached houses being most common. As with other areas of the Conservation Area, there is significant variability in the style and materials of the buildings in this area; however, common elements such as semi-hexagonal bay windows, contrasting dressings and sculpted dressings represent unifying features. Also of significance in this area are views looking N beyond the Conservation Area, where the topography slopes down to allow views over buildings towards the undulating hills in the distance (*Plates 20-25*).

5.4 Assessment of Significance

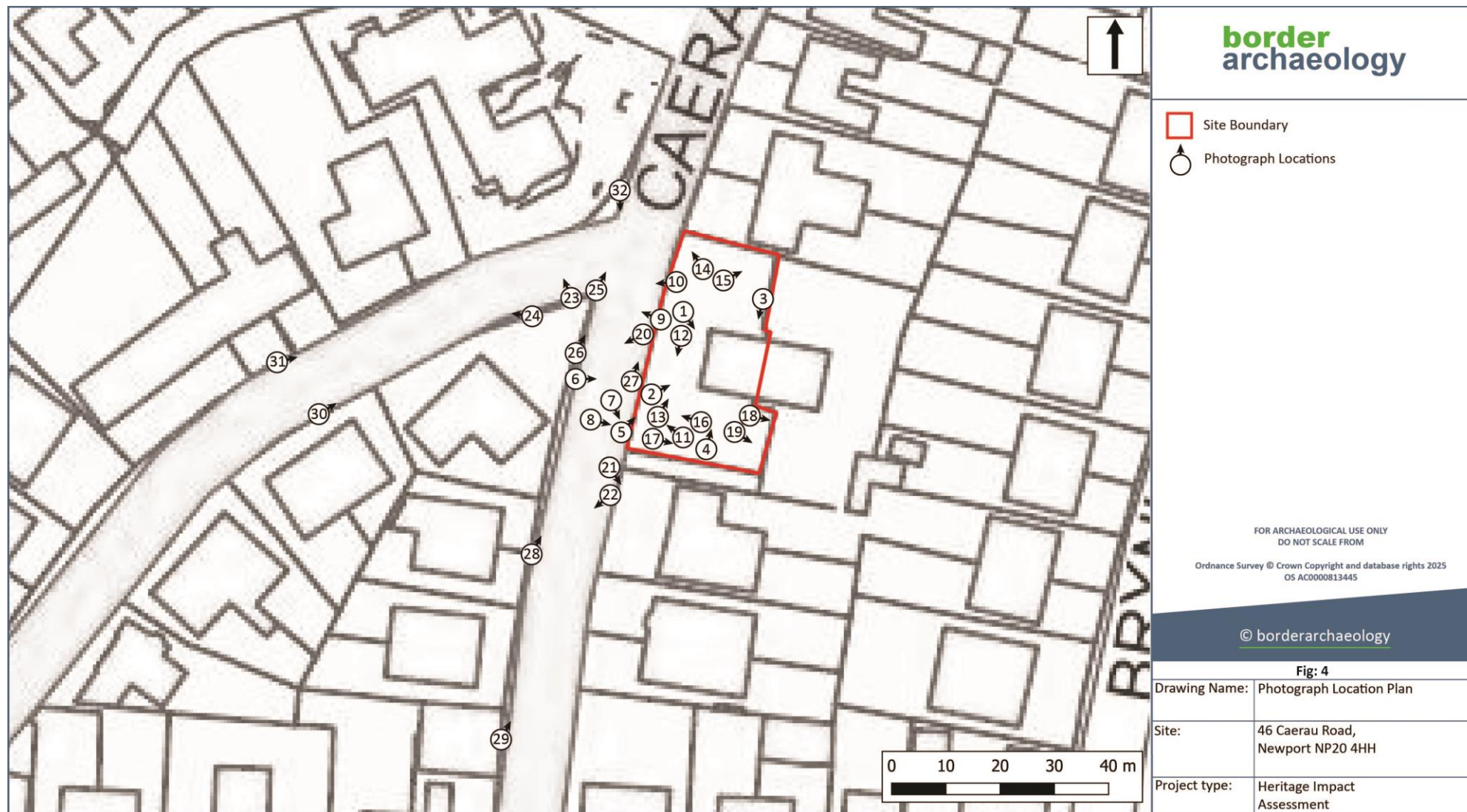
5.4.1 No. 46 Caerau Road (Undesignated, Positive Contributor in CA)

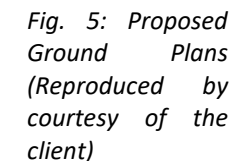
No. 46 Caerau Road may be regarded as a heritage asset of **Medium** significance, reflecting its status as an undesignated heritage asset considered a Positive Contributor in the Conservation Area. The late 19th century house is one of the few originally detached properties along Caerau Road, with its render facing and low stone boundary wall aligning with the character of the buildings to its N and contrasting with the saturated brick palette of the buildings to its W. The imposing two-storey bay windows and porch enhance its presence in the streetscape, despite its set back position with a front garden between the house and the road, with both the bay windows and the large front garden being notable elements in the area.

5.4.2 Stow Park Conservation Area and Associated Undesignated Assets

Stow Park Conservation Area may be regarded as a heritage asset of **High** significance, reflecting its status as a Conservation Area containing a rich stock of 19th century buildings constructed in a piecemeal fashion as the suburb developed. While the majority of these buildings are undesignated assets considered as Positive Contributors in Conservation Area, the area also contains two Listed Buildings and a Registered Park/Garden (RPG). The curving street pattern is unusual for a suburb of this time, the diversity of architecture and fabric and the unifying throughlines of Classical and Arts & Crafts influences further enhancing its interest and significance. Developed around Stow Hill, a medieval thoroughfare, the Conservation Area also demonstrates the continued importance of this road in the development of Newport as the settlement grew in commercial success.

The building immediately opposite the site to the W contains many of the decorative elements seen across the Conservation Area more commonly in isolation or small groups. These include the use of contrasting red and yellow brickwork creating quoins and stringcourses, the use of stonework for elements such as window surrounds, keystones, a parapet, moulded panels and square Corinthian pillars, terracotta mouldings in bands, and bay windows. Detracting from this building's character is the replacement of its sash windows with modern casements, which is a noted detraction within the Conservation Area, alongside the replacement or partial demolition of the boundary's masonry or ironwork (*Plate 20*).





6 Description of Proposals and Magnitude of Impact

6.1 Summary Description of Proposals

The following summary description of the development is based on architects' drawings supplied by Rashid Aziz in July 2025 (*fig. 5*). It is noted that the extension shown in these plans is not part of the relevant application and therefore was not considered within this assessment. Subsequent publication of revised proposals and specifications for the proposed development, together with updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

The proposed works comprise:

- Relocation of two gate piers to widen the two vehicular entrances to a minimum of 3200mm, plus the installation of new electric timber arched gates in these entrances, the colour and design of which are yet to be confirmed.
- Retention of the low stone boundary wall and the replacement of the timber close boarding fence above, the design and colour of which is to be confirmed.
- Felling of three trees within the site, including two cypresses and an ash tree, with two palm trees and a red maple tree planted to replace them, respectively (this aspect of the works is retrospective, having already taken place).
- Retention of all other trees within the site with some pruning.
- Replacement of the existing grass and planters in the N extent of the front garden with artificial grass and the installation of a stone slab path across this.
- Removal of the paving and slabs across the S extent of the site (this aspect of the works is retrospective) and replacement with pattern-printed concrete with LED sensor ground lights installed.
- Replacement of low stone walls with new stone walls around the planters in the S extent of the site, with cell web membranes installed beneath the pattern-printed concrete around these.
- Installation of aco drainage around the house and boundaries of the S extent of the site.
- Retention of the existing stone well within the site and replacement of its wooden roof.
- Cleaning and maintenance to retained stone walls.

6.2 Assessment of Magnitude of Impact

6.2.1 No. 46 Caerau Road (Undesignated, Positive Contributor in CA)

Based on the above assessment, it is considered that the magnitude of impact on the fabric and setting of the house can be assessed as **Negligible**, based on the current proposal drawings. The works will impact limited elements of the asset's historic setting: the paving proposed for replacement does not constitute historic fabric, while the stone boundary wall and most of the trees are to be retained. The three trees identified for felling will

also be replaced, partially mitigating the impact of their loss, although the two palm trees proposed as part of this represent a departure from the more traditional beech, cypress and ash within the site.

The proposed widening of the vehicular entrances will likely be a minimally noticeable change within the asset's setting and, whilst it is not possible to determine the impact of the new fencing and arched gates, as proposed, in the absence of colour and design details, their timber construction suggests they will be of largely similar character to the existing gates and fencing thereby, assuming the electric operating mechanisms are minimally visible, limiting the extent of change.

The replacement of the grass and planters to the N of the house with synthetic grass and a patio will impact the prominence of the greenery in the immediate setting of the house, with vegetation and a substantial front garden being a notable aspect of the historic setting of the property.

6.2.2 Stow Park Conservation Area and Associated Undesignated Assets

It is considered that the impact of the proposed works on the setting of the Stow Park Conservation Area and its associated undesignated heritage assets can be assessed as **No Change to Negligible**. The site is located at the N boundary of the Conservation Area, where wide views across the settlement to the site's N and the hilly landscape beyond are enabled by the steep downward slope of Caerau Road. However, the site is not located in a broadly prominent position within the Conservation Area.

While the location of the site at the junction of Caerau Road and Caerau Crescent enables some views from both roads, the undulating topography of the Conservation Area, in combination with the dense vegetation present across the front boundaries of many buildings, together with the height of these buildings, allows for intervisibility only along a very limited portion of these roads. The site becomes obscured from view approximately halfway along Caerau Road to the S and Caerau Crescent to the SW and the proposed development will therefore impact only a very limited area of the Conservation Area.

Further to the above, the proposed changes to the surfaces of the front garden will be minimally visible beyond the site due to its set back position behind a boundary wall and the tall trees within the site.

While it is not possible to accurately determine the impact of the proposed new arched gates and the fencing on the Conservation Area in the absence of colour and design details, their timber construction suggests that they will be of largely similar character to the existing structures. Additionally, the stone wall and piers which are most significant to the character of this area of the Conservation Area are to be retained. The slight widening of the vehicular entrances by means of the relocation of two gate piers also represents a limited change, while the retention of most of the trees within the site limits the impact of the proposed works on the wider setting (*Plates 26-32*).

7 Overall Significance of Impact & Conclusion

Having determined the intrinsic significance of the heritage assets considered for the purposes of this study and assessed the magnitude of impact of the proposed development on these designated heritage assets, it is now possible to reach an informed overall assessment of developmental impacts by means of cross-referencing the significance of the heritage assets against the magnitude of impact, which may be briefly summarised thus:

The impact of the proposed replacement works on the historic fabric and significance of **No. 46 Caerau Road** can be assessed as **Slight** based on the currently proposed designs. This assessment reflects the **Medium** importance of the late 19th century house, an undesignated heritage asset identified as a Positive Contributor in the Conservation Area, considered against the magnitude of impact, assessed as **Negligible**. The proposed works will impact the historic fabric of the building to a very limited extent, involving the widening of the two entrances to the property, resulting in a slight loss to the stone boundary wall, and the dismantling and rebuilding of two piers.

The proposed works are also likely to result in limited change to the asset's setting. Details concerning the design and colour of the gates are unavailable at present, apart from the intention to install arched gates and for both gates and fencing to be of timber construction and therefore consistent with the existing structures. Ensuring the fencing and gates are of similar design and colour to the existing structures and that the electric gate operating mechanisms are discreetly located would further mitigate impact. The proposed changes to the 'crazy paving' and slabs of the driveway also do not represent a notable change to an historic aspect of the asset's setting; moreover, the pattern-printed concrete appears to reflect the 'crazy paving' design. Additionally, most of the trees within the site are to be retained, the three identified for felling being replaced, although impact could be further mitigated by these replacement trees reflecting the existing species composition rather than introducing non-native species in the form of two palm trees, as currently proposed.

Stow Park Conservation Area and Associated Undesignated Assets: The impact of the proposed works on the setting of the Conservation Area can be assessed as **Slight**. This assessment reflects the **High** significance of the Conservation Area as a 19th century suburb of unusual design with many buildings of high architectural quality and varying design, considered against the magnitude of impact, assessed as **No Change to Negligible**. The proposed works will be visible in only a limited area of the Conservation Area, with dense vegetation along the front boundaries of buildings, the height of the buildings in the Conservation Area and the undulations of the topography inhibiting views of the site beyond a point located approximately halfway along Caerau Road to the S and SW along Caerau Crescent.

The proposed works represent a limited change in the character of the site and the Conservation Area, with proposed changes to the site's front boundary and garden resulting in little change to the stone wall beyond the slight widening of the entrances and the new fencing and arched gates being of timber construction consistent those existing. Ensuring the fencing and gates are of similar design and colour to the existing structures and that the electric gate operating mechanisms are discreetly located would further mitigate impact, as would the planting of trees reflecting the existing species composition of the site as replacements for all three of those

identified for felling. The retention of all the other trees in the site is also considered to mitigate impact, screening the changes to the paving and grass of the front garden, in addition to maintaining its present green character.

Overall Conclusion: The overall impact of the proposed works to No. 46 Caerau Road and the Stow Park Conservation Area can be assessed in the range of Slight. The proposed works will impact a limited but significant part of the Conservation Area, with the vegetation of front boundaries, undulating topography and prevailing building height within the Conservation Area partially or entirely inhibiting views beyond the site's immediate setting. The most prominent aspect of the site in the Conservation Area, the front boundary, will change little in character, the stone wall remaining unchanged beyond the widening of the entrance and the installation of new fencing and arched gates of similar timber construction.

Impact could be further mitigated by ensuring the new gates and fencing are of similar design and colour to those existing and that the electric operating mechanisms are discreetly located. The proposed works to the front garden will also minimally impact the Conservation Area, being partially obscured by the site's vegetation, with the retention of most of the site's existing trees further mitigating impact on the Conservation Area and the building itself.

Additionally, the changes to the front garden are for the majority not considered to represent a notable change in the setting of the property, with the existing 'crazy paving' not representing part of its historic character and the proposed pattern-printed concrete also appearing to be of similar design. The exception to this is the planting of the palm trees, which are a notable departure from the species composition typical of the area and its historic character.

8 References

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MHCLG, 2024, *National Policy Planning Framework*

9 Cartography

(All maps were obtained from the National Archives unless otherwise stated)

1811: Ordnance Survey Drawing of Newport.

1841: Tithe Map of the Parish of St. Woolos.

1884: Ordnance Survey Town Plan.

1902: Ordnance Survey 2nd Edition 6-inch Map.

1921: Ordnance Survey 3rd Edition 25-inch Map.

1947: Ordnance Survey 4th Edition 6-inch Map.

1954: Ordnance Survey 5th Edition 6-inch Map.

1956: Ordnance Survey 1:1250 Map.

1972: Ordnance Survey 1:1250 Map.

10 Appendix 1: Photographic Record



Plate 1: View looking SE towards the front elevation of No. 46 Caerau Road.



Plate 2: View looking NE towards the front elevation of No. 46 Caerau Road.



Plate 3: View looking S, towards the N-facing elevation of No. 46 Caerau Road.



Plate 4: View looking N, towards the S-facing elevation of No. 46 Caerau Road.



Plate 5: View looking NNE long the front boundary of the site.



Plate 6: View looking ENE towards the site.



Plate 7: View looking SSE, towards the S gate to No. 46 Caerau Road.



Plate 8: View looking E, showing a closer view of a pier to the S gate.



Plate 9: View looking W, towards the N gate of No. 46 Caerau Road.



Plate 10: View looking NW, focusing on one of the pier of the N gate to No. 46 Caerau Road.



Plate 11: View looking NW across the front garden of the site.



Plate 12: View looking SSW across the front garden of the site.



Plate 13: View looking NNE across the front garden of the site.



Plate 14: View looking NW in the front garden of the site, showing the new palm tree.



Plate 15: View looking NE in the front garden of the site, showing the other new palm tree.



Plate 16: View looking W in the front garden of the site.



Plate 17: View looking E in the front garden of the site.



Plate 18: View looking E towards the well and stone wall at the E-side of the front garden.



Plate 19: View looking ESE towards the outbuilding at the E-side of the site's front garden.



Plate 20: View looking SW from the site, showing 9 Caerau Crescent.



Plate 21: View looking SE towards Enfield Court.



Plate 22: View looking SE along the W-side Caerau Road.



Plate 23: View looking NW, showing the building at the NW corner of Caerau Road and Caerau Crescent.



Plate 24: View looking SW, along the W-side of Caerau Crescent.



Plate 25: View looking N, showing the key view looking out of the CA in this area.



Plate 26: View looking N from 9 Caerau Crescent, showing the key view N out of the CA with the site to the E.



Plate 27: View looking N along the front boundary of the site, towards the key view N out of the CA.



Plate 28: View looking NNE along Caerau Road, towards the site.



Plate 29: View looking NNE from further S along Caerau Road, towards the site.



Plate 30: View looking NE along the E-side of Caerau Crescent.



Plate 31: View looking NE from the W-side of Caerau Crescent.



Plate 32: View looking SSE into the CA and towards the site.

11 Appendix 2: Historic Maps



Fig. 6: Ordnance Survey Drawing of Newport (1811)
 (Reproduced Courtesy of the British Library)

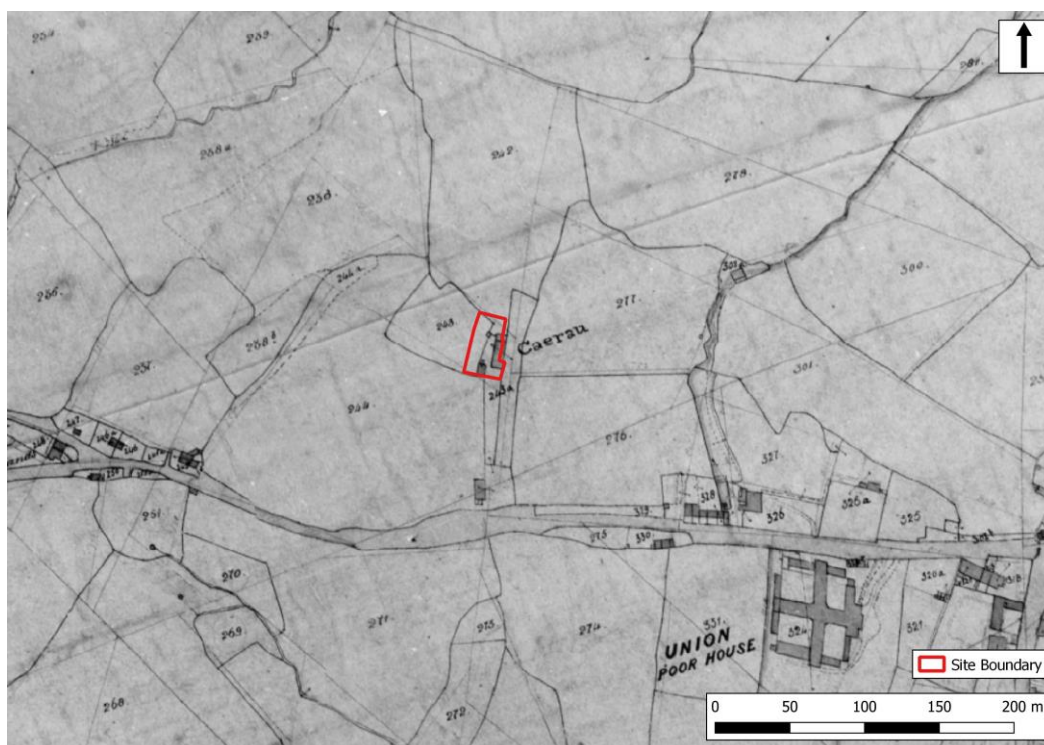


Fig. 7: Tithe Map of the Parish of St. Woolos (1841)
 (Reproduced Courtesy of the National Archives)



Fig. 8: Ordnance Survey Town Plan (1884)
 (Reproduced Courtesy of the National Archives)

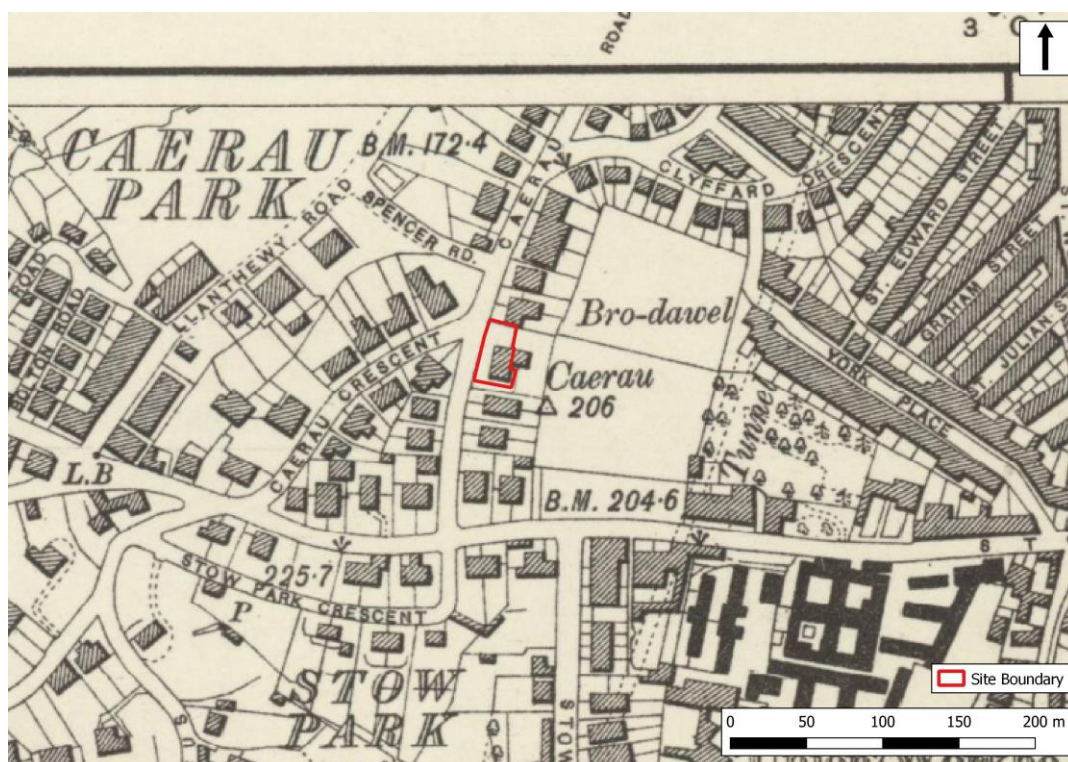


Fig. 9: Ordnance Survey 2nd Edition 6-inch Map (1902)
 (Reproduced Courtesy of the National Archives)



Fig. 10: Ordnance Survey 3rd Edition 25-inch Map (1921)
(Reproduced Courtesy of the National Archives)



Fig. 11: Ordnance Survey 4th Edition 6-inch Map (1947)
(Reproduced Courtesy of the National Archives)



Fig. 12: Ordnance Survey 5th Edition 6-inch Map (1954)
(Reproduced Courtesy of the National Archives)



Fig. 13: Ordnance Survey 1:1250 Map (1956)
(Reproduced Courtesy of the National Archives)



Fig. 14: Ordnance Survey 1:1250 Map (1972)
(Reproduced Courtesy of the National Archives)



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