

9 High Street, Caerleon

HERITAGE IMPACT STATEMENT

produced by Ashley DAVIES Architects Limited

for HEBE Group Ltd

in support of Planning and Listed Building Consent applications for a scheme submitted by Anderton Planning and Conservation and JDW Architects

February 2024

CONTENTS

1.0 Introduction and Objectives of Report

- 1.1 Introduction
- 1.2 Authorship
- 1.3 Who was Consulted
- 1.4 The Objectives of this Heritage Impact Statement
- 1.5 The Structure of the Heritage Impact Statement
- 1.6 Policy Context

2.0 Executive Summary

3.0 Section One - The Objectives of the Project

4.0 Section Two – Understanding the Heritage

- 4.1 Location
- 4.2 Use
- 4.3 Age
- 4.4 Statutory Designations
- 4.5 Historic Appraisal of the 'Site'
- 4.6 Phasing / Dated Plans
- 4.7 The Setting and Context of 9 High Street
- 4.8 Other Listed Buildings Nearby
- 4.9 Existing Drawings for 9 High Street
- 4.10 The Character, Architectural Design, Materials
& Condition of 9 High Street

5.0 Section Three - Statement of Significance

- 5.1 An Assessment of Significance
- 5.2 Historical Value
- 5.3 Evidential Value
- 5.4 Aesthetic Value
- 5.5 Communal Value
- 5.6 Significance Plans

6.0 Sections Four - Explanation of the Proposals & Section Five - Assessment of Impact of the Proposals & Section Six – Justification for the Proposals

- 6.1 The Front Elevation and Shopfront
- 6.2 The New Rear Extension
- 6.3 The 'Slot' between Front Range and Middle Range
- 6.4 The Internals
- 6.5 The Design Proposal Drawings

7.0 Bibliography



I.0 Introduction and Objectives of Report

I.1 Introduction and Purpose

This Heritage Impact Statement is written by Ashley Davies Architects on behalf of the owner of the site and the heritage asset, Hebe Ltd, to inform, and subsequently in justification of, proposals for Planning and Listed Building Consent applications to be submitted by JDW Architects.

The proposed 'development site' is no.9, High Street, Caerleon, a terraced property at the south end of High Street (previously Bridge Street) where it meets the south end of Cross Street. The building is immediately to the north east of the site of the old Market Hall in what was known as the 'Square'.

The Statement seeks to establish the historic development of the site and its setting, and provide an evaluation of the significance of the site and building, to inform the development of an appropriate heritage-led scheme for the site. It considers the proposals and evaluates the heritage impact that the proposals would have and, where appropriate, identifies potential mitigation.

I.2 Authorship

This document has been produced by Ashley Davies, an RIBA-accredited Specialist Conservation Architect, following visits to, and appraisal of, the site between 2021 and 2023, and subsequent engagement with the design development.

Ashley is also a Chartered Architect, a member of the RIBA Conservation Register National Steering Group; a Supporter of the Institute of Historic Building Conservation; has twice been the conservation specialist on the RIBA Regional Architecture awards panel; has lectured in 'Conservation Principles' at University; has presented at conferences on the theme of building conservation; and has appeared on a few television programmes talking about his passion for restoring historic buildings. He has undertaken several Building Conservation courses, including at SPAB and the RIBA. He has delivered dozens of heritage-led projects over his career involving the repair, restoration and adaptation of many grade I, II* and II listed buildings and Scheduled Ancient Monument.

In addition – and usually, in parallel - Ashley has researched and written over 130no. Historic Building Reports for over 85no. historic buildings and sites, including over 70no. Heritage Impact Statements.

I.3 Who was Consulted

The following organisations and groups were consulted on the development of the Heritage Impact Statement:

- Newport City Council
Regeneration and Economic Development Department;
- HEBE Group Ltd;
- Anderton Planning and Conservation;
- JDW Architects.

1.4 The Objectives of this Heritage Impact Statement

A Heritage Impact Statement must be submitted with any Listed Building Consent application and any Conservation Area Consent application.

The objective of the Listed Building Justification Statement (or Heritage Impact Statement) is to establish the historic development of the site and its setting, and provide an evaluation of the significance of the building and its context, to inform the development of an appropriate heritage-led scheme for the site. Planning Policy Wales 'Technical Advice Note 24: The Historic Environment', dated May 2017, states:

“5.12 Applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessments should be proportionate both to the significance of the listed building, and to the degree of change proposed, and the statement should provide enough information to allow the local planning authority to judge significance and impact when considering applications for listed building consent.”

The Welsh Government's 'Heritage Impact Assessment in Wales' document has been used as a guide to preparing the Statement. This sets out the general principles to consider when planning changes to historic assets and applying for listed building, and states:

“Your heritage impact assessment should take into account sufficient information to enable both the significance of the asset and the impact of change to be understood.”

“The basic stages of heritage impact assessment, whatever the size and scope of the project, are:

- 1. explaining your objective and why changes are desirable or necessary;*
- 2. understanding the significance of your historic asset;*
- 3. identifying your proposed changes;*
- 4. assessing the impact of your proposals;*
- 5. setting out the reasoning behind your preferred option, including your design concepts and principles, in the light of the assessment process.*

Once you are clear about stages 1 and 2, stages 3, 4 and 5 may be repeated until you find the best proposal that meets your objective and has the maximum benefit for your historic asset.”

This 'Statement' seeks to tell the story of the design development process and does, in sections, present the thinking behind the final design. As a result, there are some layouts and images which have been superseded by other drawings, however, which are included to help explain the design thinking. Please always refer to the drawing package submitted with the Planning and LBC applications for the 'current' design proposals.

1.5 The Structure of the Heritage Impact Statement

In line with the previously-mentioned guidance within the Welsh Government's 'Heritage Impact Assessment in Wales' document, this Heritage Impact Statement has been set out in six main sections with an Executive Summary.

- Section 1 explains the objective of the project and why changes are desirable or necessary.
- Section 2 - 'Understanding the Heritage' - seeks to summarise the key information known about the study location – its historical development and principal phases – through historical and architectural research.
- Section 3 - 'Understanding the Significance of the Historic Asset' - takes the form of a Statement of Significance, which involves appraisals based on the Evidential, Historical, Aesthetic and Communal Value of the heritage asset, drawn from what the 'Understanding the Heritage' research reveals.
- Section 4 identifies and explains the proposed changes to the heritage asset and its context.
- Section 5 assesses the impact of the proposals against the respective Values and Significances already established.
- Section 6 sets out the reasoning / justification behind the preferred option, including the design concepts and principles, in the light of the assessment process.

1.6 Policy Context

This Heritage Impact Statement has been prepared in the context of the National and Newport's Listed Building's policy. The policy context against which Planning, Listed Building Consent, Conservation Area and Scheduled Monument Consent applications must be determined, insofar as the heritage context is concerned, is as follows:

- Planning (Listed Buildings and Conservation Areas) Act 1990
[Paragraph 16(2) indicates that, in considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.]
- The Historic Environment (Wales) Acts 2016 and 2023.
- Planning Policy Wales – 12th Edition – February 2024
- Planning Policy Wales 'Technical Advice Note 24: The Historic Environment', dated May 2017
[Note: Previously important Welsh Office Circulars '60/96 Planning and the Historic Environment: Archaeology'; '61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas'; and '1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales' have all been superseded by TAN 24].
- Planning Policy Wales 'Technical Advice Note 12: Design', dated March 2016
- The Chartered Institute for Archaeologists' (CIfA) Regulations, Standards and Guidance
- The Welsh Government Historic Environment Service's / Cadw's 'Heritage Impact Assessment in Wales' guidance document, dated May 2017.

Ashley Davies
Director
Chartered Architect and RIBA-accredited Specialist Conservation Architect
for Ashley DAVIES Architects Limited
Tel: 07413 000761
Email: ashleydaviesarchitects@gmail.com
Website: www.ashleydaviesarchitects.co.uk

2.0 Executive Summary on History and Significance

Protected by a grade II listing, which was designated on 1st August 1974, and sat within the Caerleon City Centre Conservation Area, 9 High Street appears to date, in part, to the early 18th century. This is likely to be when the front range, facing onto High Street (Bridge Street as was then), was built. It was built directly adjacent the Market Hall, which was built some time before 1622 in what is now the middle of the road, and was demolished some time between 1840 and 1850.

The site of 9 High Street was, of course, within the area of Caerleon's 1st century Roman Legionary fortress. Its location is on the south east of the Roman walled enclosure, within an area which accommodated Legionary Barracks.

The building now adjoining it to its north, no.8 High Street (known as the Firs), is dated, in its listing, as “probably C16 house.” The building adjoining it to its south, no.10 High Street, is dated, in its listing, as “probably C17”. This suggests that no.9 was actually built after both of its neighbours and infilled the gap in between. Whether a previous structure sat on the site is unknown. This might explain why both nos. 8 and 10 had chimneys attached to their gable ends, whilst no.9's roofs and walls worked around those chimneys.

At the time of its construction, no.9 High Street is thought to have been a dwelling. It is possible that the two bays to the building were originally two separate dwellings, both with a first floor and an attic.

Over its approximately 300 year lifespan, the building has operated as dwelling, shop, bar and restaurant, usually a combination of two, or three.

The front range of the building expands back into the site forming a rear bay as well. This is the area which has a flat roof over the two storeys, rather than the duo-pitched roof of the front bay. It is possible that this was constructed at the same time as the front bay, however, it appears as though a solid stone wall used to separate the front and back bays, which has now been opened up. It is therefore possible that this rear bay was constructed later. If so, then it might have at least been built by 1752, as the OS map shows a fairly deep plan form; probably by 1841 and definitely by the late 19th century.

The listing states that the building was ‘re-windowed’ c.1800; however, it was later re-windowed on other occasions as well.

We know the building was in use as a shop, as well as a dwelling, by 1840 and it might have been a shop long before then, however, we do not know. The 1840 Parish Tithe Survey tells us that, at this time, the building was owned by, William Jenkins, a 39 year-old Shopkeeper.

Knowing the building was in use as a shop before 1840, it is possible that the left hand side shopfront was formed by then with the large opening which now exists, albeit was smaller; however, this might have been undertaken pre-1752. The opening might even have been original, however, this is not felt to be likely.

We know, from a series of censuses and directories, that the building operated as both shop and dwelling, at least from 1844 to 1934, however, probably before and after those dates too.

- In 1844, it was in use as a Grocer's and Tea Dealers.
- In 1850, it was a Grocer's and Dealers in Sundries.
- In 1884, it appears to have been a Drapers and News Agents.
- In 1901, it was still a Drapers and News Agents.
- In 1914, it was a Drapers and Stationers.
- In 1934, it was a General Shop.

The central two-storey range was added to the back of the front range probably between 1840 and 1882, whilst shop and dwelling; although this might have been a little later; if so, it was definitely before 1917.

The 1840 Tithe Map suggests that no.9's plot size was extended into ‘Plot 54’ a little to form a rear ‘garden’. It is this plot extension which appears to be the area taken up by the central range.

At the south corner of the central range, the bottom storey of the external wall of this central range is considerably thicker than the rest, which could possibly suggest that this current range might have been re-built, or raised by a storey, at some point on earlier walls.

Between 1899 and the 1920s, the left hand side shopfront opening was extended by a couple of bays to the left. Between the 1940s and late 1970s, the right hand shopfront was formed, with the solid wall between the original door and window removed and the opening widened beyond the window.

Between 1937 and 2001, the single storey lean-to rear range was built onto the back of the central range; probably after 1948. Presumably, the flat roof section of the rear range was built after the lean-to section. It has a concrete slabbed roof, whilst the roof to the lean-to is timber.

A little before 2009, a further single storey flat roof structure was located off the back of the rear range, but had been removed soon after 2016.

In the late 20th century / early 21st century, the building had been adapted for restaurant and bar use, which involved, as the listing states, “in the late 20th century”, the “ground floor interior (being) opened up”. Further internal changes were undertaken during the early 21st century. During that time it was in use as:

- a Cafe Wine Bar, known as ‘Drapers’;
- a Brasserie, known as ‘Tabards’;
- a Wine Bar downstairs, known as ‘Boleros’ and
- a Chinese Restaurant upstairs, known as ‘Phoenix Garden IV’.

Most recently, in June 2018, downstairs was changed to a Bar called ‘The Dog House’, with the ‘Phoenix Garden IV’ still upstairs.

The ‘Reason for Listing’ no.9 High Street is “as a probably early C18 house retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.” It is this ‘group value’ which is arguably what makes no.9 so important. It is very much an integral part of this historical Georgian setting.

The Caerleon Conservation Area Appraisal states that “there is no single prominent architectural style in the Conservation Area; however, a general ‘polite’ approach is common. This is typical of the Georgian style from the 18th century and illustrates the influx of money into Caerleon at this time. The buildings are simply ornamented, proportionally balanced and generally of a modest domestic scale”. It is this ‘polite’ approach; this consistency of building materials and finishes; and of architectural character - albeit simple in its style with minimal ornamentation - which makes the ‘Square’ both historically significant and aesthetically pleasing.

That is not to say that each building is the same. They are not. They each vary: some have dormers; window sizes and patterns vary; some have shopfronts, some do not; render colours vary; eaves and roof lines move up and down. This is representative of the fact that the buildings were not built at the same time, but over some 300 years; and that most have been altered to some degree through this period. However, they do this with respect for and sympathy with one another; without one building dominating the streetfront.

No.9 is a modest building amongst many modest buildings in the area with a Georgian-style and proportioned facade, minimal ornamentation (both externally and internally) and traditional construction throughout.

The front facade very much suggests its uses; the upper floor being residential and the lower floor being retail. Of course before the right hand shopfront was added the right hand side also looked very much like a dwelling; and one would assume the left hand side might also have done if, as we assume, this shopfront was also added some time after its initial construction.

The manner in which the building has been extended back into the site is consistent with many such sites which cannot spread sideways. There are certainly 2no., possibly 3no. or 4no. additions onto the rear of the building.

As the listing states, internally, most of the fabric, finishes and fittings are modern, with few historic elements retained, let alone original elements.

In terms of its condition, it was relatively poor in areas, reasonable in other areas; however, some repairs have recently been undertaken to address many of these defects.

Arguably, no.9 High Street's heritage is of local importance; however, given the significance of Caerleon to the region, and the ‘Square’s significance to Caerleon, it could be said to be of regional importance, representing an aspect of value that will have cultural importance, on a regional scale, which makes a contribution to the significance of the place. This suggests that it can be deemed to be of Medium Heritage Value. Efforts should be made to protect and enhance the asset and preserve its historic value; though a degree of flexibility is possible in the way it may be adapted; particularly where such adaptation would not have a significantly detrimental bearing on this value - i.e. internally and at the rear, with adaptation ideally avoided to the frontage; where adaptation would not have detrimental bearing on its setting; and when adaptation removes / replaces more recent interventions and aids to preserve fabric known to be historic.

On this page are plans of the ground and first floors identifying the perceived heritage significance of the varioud elements of fabric.

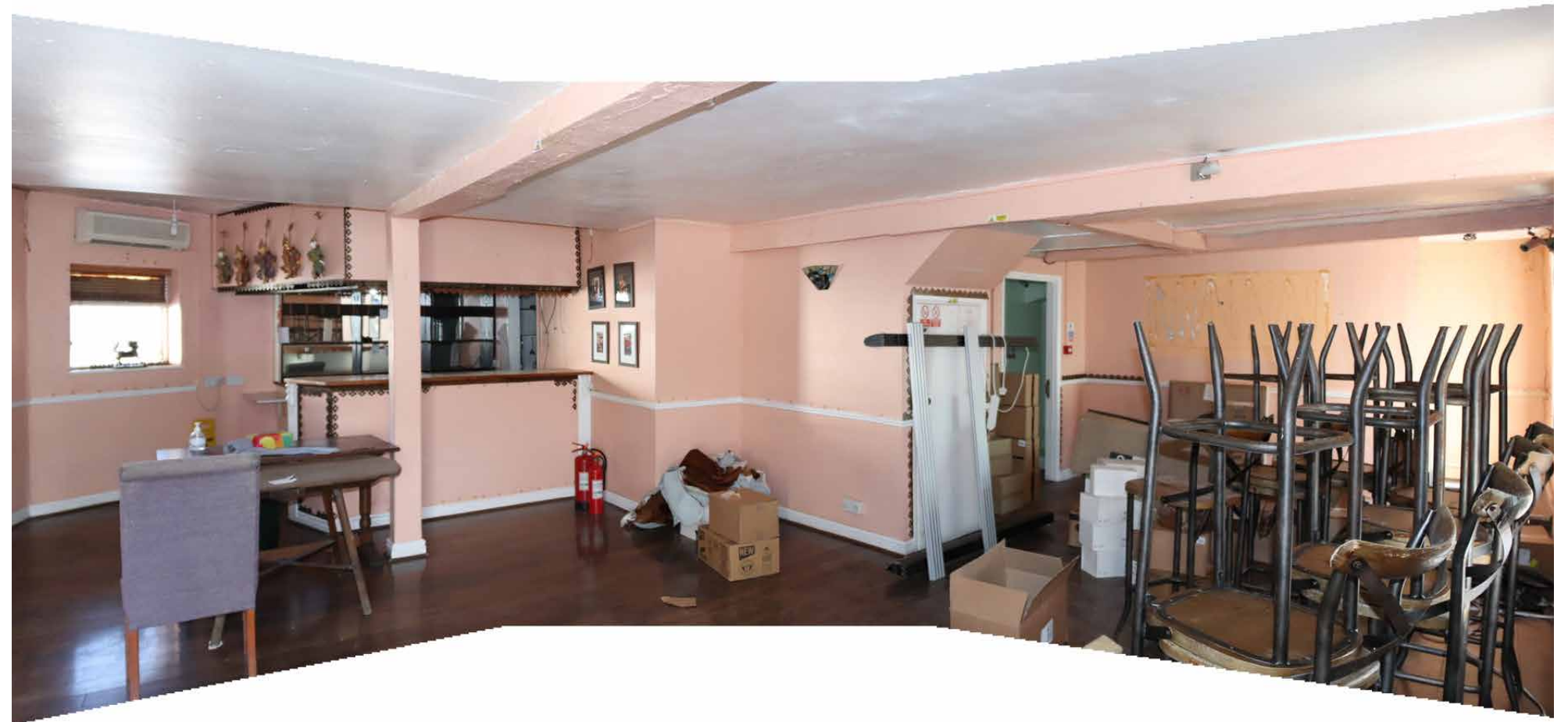
Detracts from Significance



3.0 Section One - The Objectives for the Project

The Objectives of the Project are:

- to undertake much-needed repair and restoration work to the fabric of the building, to address a number of years of deterioration;
- to refurbish the interiors and adapt them to better suit their proposed use as a public house;
- to improve the rear aspect of the building; and
- to better link the various disparate spaces.



First Floor front space as it is



Ground Floor front space as it is

4.0 Section Two - Understanding the Heritage

4.1 Location & Setting

The development site's address is:

9, High Street
Caerleon
Newport
NP18 1AG

4.2 Use

9, High Street has been a Dwelling, Shop, Bar, Brasserie and Restaurant.

During its first 100 years, the building was presumably a Dwelling. It is not known when it also came into use as a Shop, but:

- In 1841, it is believed that building was in use as a Shop, with Residential use as well.

For at least the next 100 years, probably more, it was in use as both Shop and Dwelling:

- In 1844, it was in use as a Grocer's and Tea Dealers.
- In 1850, it was a Grocer's and Dealers in Sundries.
- In 1884, it appears to have been a Drapers and News Agents.
- In 1901, it was still a Drapers and News Agents.
- In 1914, it was a Drapers and Stationers.
- In 1934, it was a General Shop.

In the late 1900s / early 2000s, it was:

- a Bar and Bistro known as 'Romans Bar & Bistro';
- a Bar, known as 'The Copper Kettle';
- a Cafe Wine Bar, known as 'Drapers';
- a Brasserie, known as 'Tabards';
- a Wine Bar downstairs, known as 'Boloros' and
- a Chinese Restaurant upstairs, known as 'Phoenix Garden IV'.

Most recently, in June 2018, downstairs was changed to a Bar called 'The Dog House', with the 'Phoenix Garden IV' still upstairs.

4.3 Age

- The front range, facing onto High Street, probably dates to the early 18th century.
- The flat-roofed two-storey range behind the front range might also date to the early 18th century, however, might be later - probably pre-1841; definitely pre-late 19th century.
- Between 1840 & 1882 - possibly, but unlikely a little later, however, definitely pre-1917 - the rear two-storey range was added.
- Between 1948 & 2001 - probably after 1948; and definitely after 1937 - the rear single storey range was added.



Aerial view of the area courtesy of GoogleEarth, with 9, High Street identified as a red dot

4.4 Statutory Designations

4.4.1 Listing

No.9, High Street, Caerleon is protected by a grade II listing, which was designated on 1st August 1974, amended on 18th January 2002.

The listing for 9 High Street (with a Cadw ID No. of 2968 and OS Eastings of 334080, OS Northings of 190506 and an OS Grid reference of ST340905) states:

History

A probably early C18 house rewindowed in c1800 and given a double shopfront and other alterations in the late C20.

Exterior

The main elevation is wholly rendered, presumably over local rubble stone, machine tile roof with gable ends. Two storey front parallel to the street. The ground floor has been wholly remodelled in the C20 with on the left a modern plate glass shop window with an integral door to right under a large fascia. To the right is a small paned shopfront which is a replacement since listing in 1974. This has an integral double glazed door to the left and a large fascia. There is a small panel of render between the two shopfronts and a wider one to the left. Three windows above, these are 6 over 6 sashes in flush frames also replacements since listing in 1974. Timber eaves, plain roof of moderate pitch with plain bargeboard to the gable end. Rear elevation altered and extended in the late C20.

Interior

Not inspected at time of resurvey, but the whole of the ground floor has been opened out into one restaurant space in the late C20.

Reasons for Listing

Included as a probably early C18 house retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.



Possibly late 19th century view towards 9 High Street (source: 'southwalesargus.co.uk')

4.4.2 Conservation Area

The area in which the site resides is within the Caerleon City Centre Conservation Area, which was originally designated on 11 June 1970 and extended on 8 December 1977.

The 'Planning (Listed Buildings and Conservation Areas) Act 1990' defines a Conservation Area as: "an area of special architectural or historic interest the character of which it is desirable to preserve or enhance."

Newport City Council's Conservation Area Appraisal Document states that: "The Caerleon Conservation Area recognises its rich history and how the Roman origins of the settlement and later medieval development has resulted in today's unique character and strong archaeological presence".

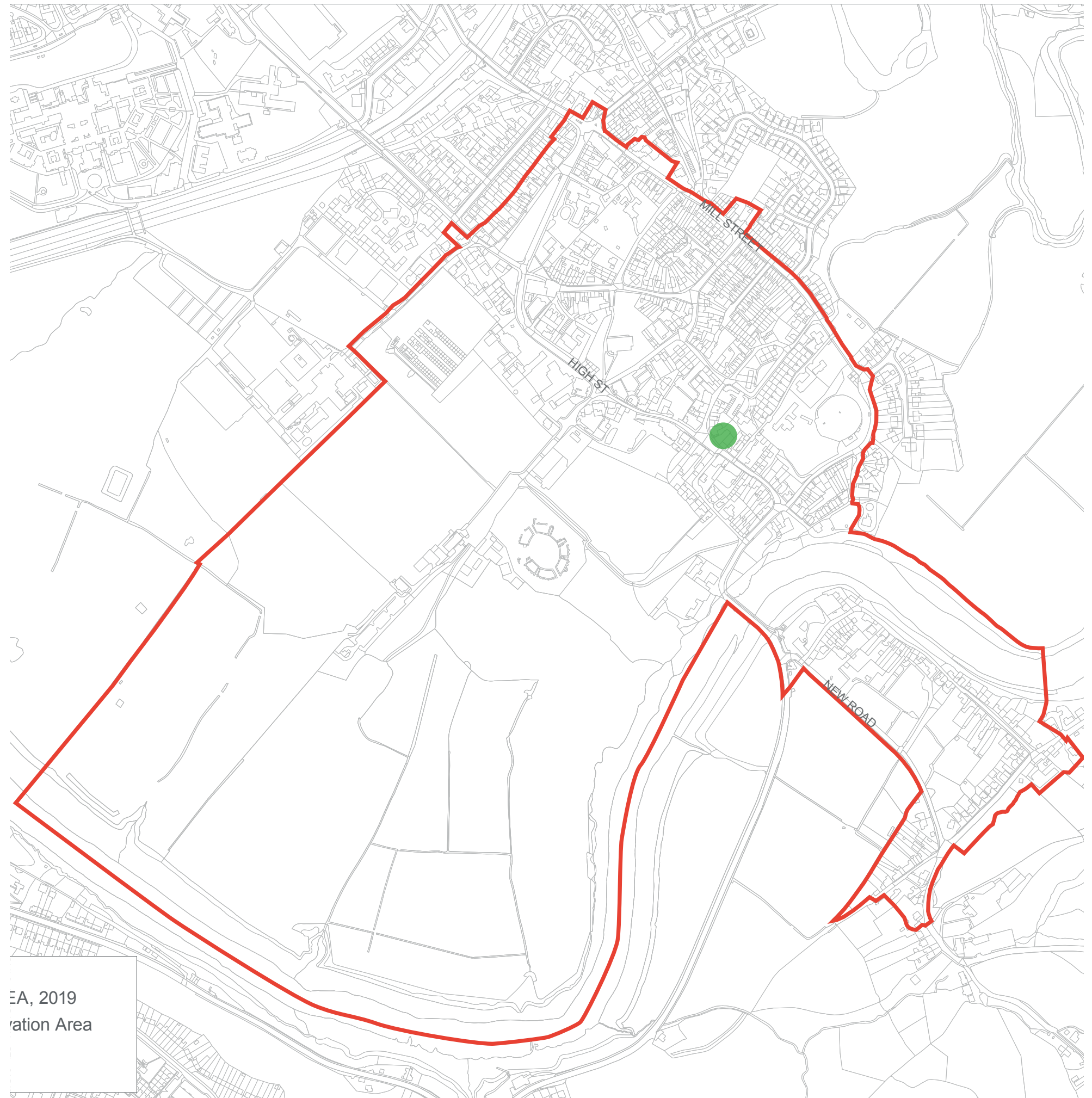
In its 'Statement of Special Interest' (section 4.1), the Appraisal states:

"Caerleon has substantial historical value as the site of one of only three permanent forts in Roman Britain. Linked to this is the very high archaeological value of the town and its environs: much of this is recognised in the numerous Scheduled Monuments prevalent across the whole of central Caerleon. Although the townscape as it survives today has largely been influenced by medieval and later development, the Roman presence in Caerleon remains clearly discernible and results in a highly unique Conservation Area that recognises not only the built environment but also the rich history of the place and its below-ground archaeology.

"The value of Caerleon's historical and archaeological significance is affirmed by the large number of visitors who come to admire, engage with and learn from the town's Roman sites and museum, where history becomes tangible. Outside spaces such as the barracks and amphitheatre remain popular with local residents and provide amenity spaces. There is consequently a very high communal aspect to the special interest of the Conservation Area.

"There is a rich layering of history in Caerleon's built environment. The potential for significant Roman building materials to survive in comparatively recent buildings is notable and highly unusual on such a prevalent scale. Although the geometric Roman townscape has been lost, the medieval configuration which evolved subsequently is still clearly discernible and results in an irregular and interesting collection of streetscapes and views. This is augmented by the variety of approaches to a polite style of architecture and bolder architectural statements made on the High Street, in particular.

"The retention of the contrastingly urban and village-like characters in central Caerleon and Ultra Pontem, respectively, is also significant and demonstrates how settlement spread out from its original centre.



Caerleon Conservation Area Boundary (in red) with location of 9, High Street shown as a green dot (source: Newport City Council)

“The relationship with the River Usk and surrounding landscape, which was a primary reason for settlement here originally, is especially evident in Ultra Pontem, where a number of buildings are positioned and designed with direct outlook northwards. The slipways evident on the river edge below The Hanbury Arms also allude to the shipping activity in Caerleon, although this is not immediately apparent or widely appreciated.

“Overall, the special interest of the Caerleon Conservation Area is predominantly drawn from its substantial and significant Roman history, and secondarily from medieval and later development which, combined with the surviving Roman elements, has resulted in today’s distinctive townscape. This combination of two significant strands of history results in Caerleon’s unique character.”

In section 3.6.1, the Appraisal states that “there is no single prominent architectural style in the Conservation Area; however, a general ‘polite’ approach is common. This is typical of the Georgian style from the 18th century and illustrates the influx of money into Caerleon at this time. The buildings are simply ornamented, proportionally balanced and generally of a modest domestic scale”.

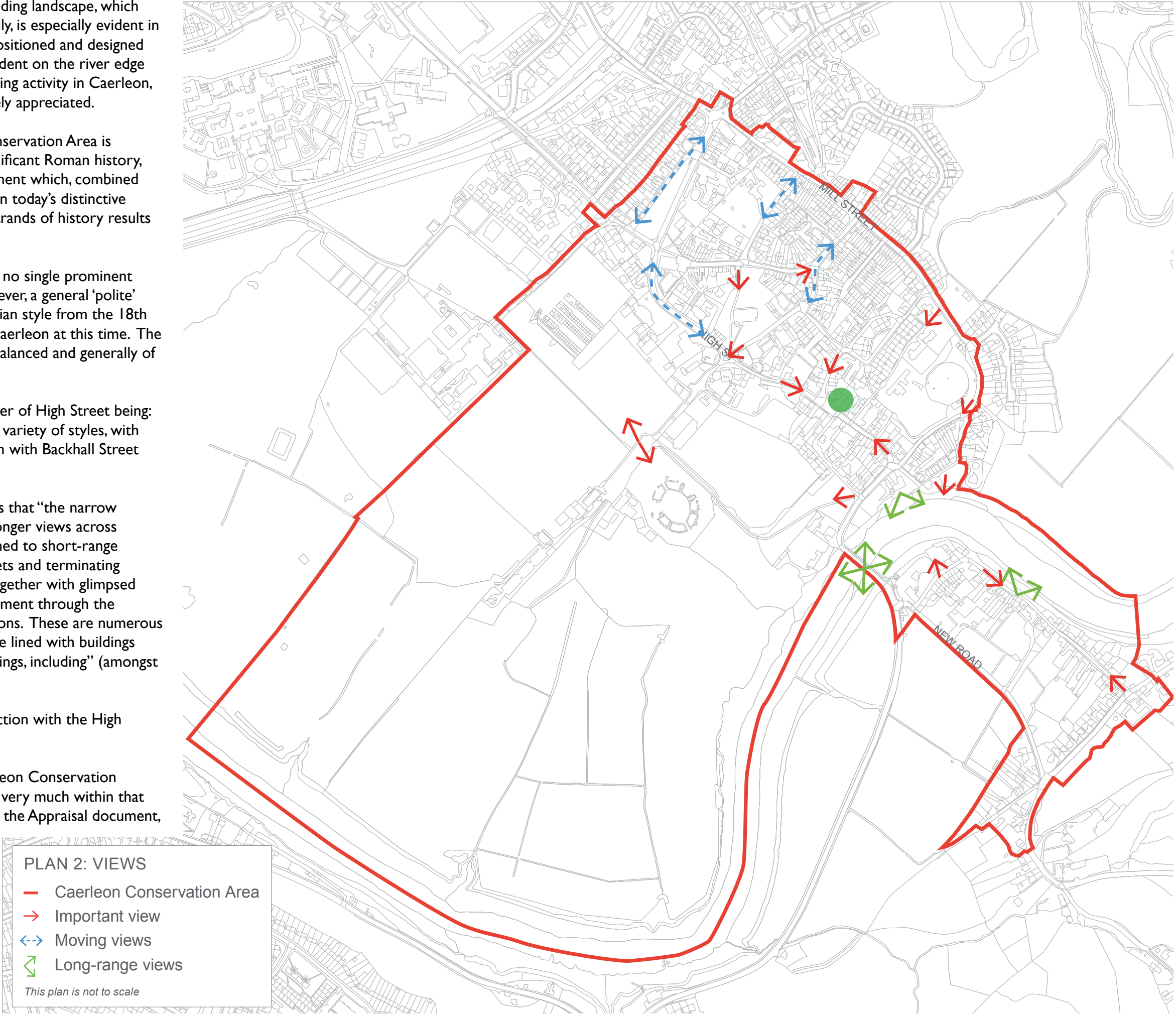
In its text, it refers (section 3.6.20) to the character of High Street being: “A combination of larger and public buildings in a variety of styles, with more modest terraced buildings from the junction with Backhall Street onwards”.

In section 3.4, entitled ‘Views’, the Appraisal states that “the narrow streets within central Caerleon notably restrict longer views across the Conservation Area, which are generally confined to short-range streetscapes funnelled by buildings lining the streets and terminating where another street runs perpendicular. This, together with glimpsed views between and around buildings, invites movement through the streets and around their many corners and junctions. These are numerous and are especially important where the streets are lined with buildings identified as positive contributors and listed buildings, including” (amongst others):

- “Moving up and down the High Street”; and
- “Looking down Cross Street towards the junction with the High Street”.

On the previous page is a map showing the Caerleon Conservation Area Boundary and the location of 9, High Street very much within that boundary; and, to the right is, also extracted from the Appraisal document, those ‘views’ within the boundary area deemed to be ‘Important’.

Note the 3no. ‘Important Views’ looking along High Street and down Cross Street in which 9, High Street plays an important part.



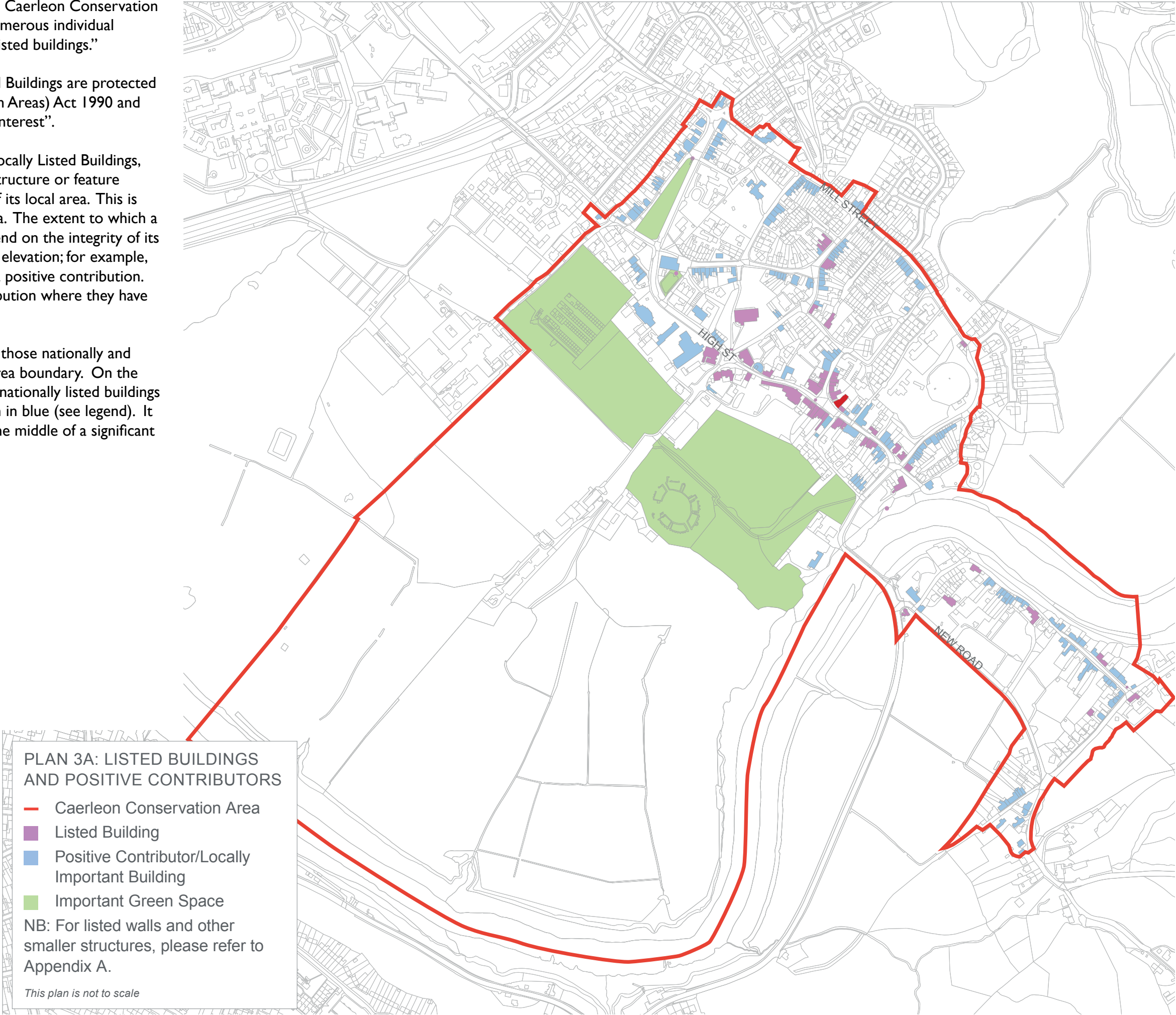
Caerleon Conservation Area Boundary (in red) with location of 9, High Street shown as a green dot and those Views deemed to be ‘Important Views’ identified by red, blue and green arrows (see legend) (source: Newport City Council). Note: 3no. ‘Important Views’ directly towards no.9 High Street.

Under section 4.2.1, the Appraisal states that “the Caerleon Conservation Area, a heritage asset in its own right, contains numerous individual heritage assets. These include both listed and unlisted buildings.”

The Appraisal goes on to state (4.2.4) that “Listed Buildings are protected under Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated for their architectural or historic interest”.

It also refers (4.2.8) to ‘Positive Contributors’ / Locally Listed Buildings, stating that: “a positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is true of most buildings within a Conservation Area. The extent to which a building will positively contribute will largely depend on the integrity of its historic form and is not restricted to its principal elevation; for example, roofscapes and side/rear elevations can all make a positive contribution. Modern buildings can also make a positive contribution where they have been sensitively designed to suit their setting.”

To the right, taken from the Appraisal, is a map of those nationally and locally listed buildings within the Conservation Area boundary. On the map, 9 High Street is identified in red, with other nationally listed buildings shown in purple and locally listed buildings shown in blue (see legend). It is notable that no.9 High Street is very much in the middle of a significant number of listed buildings.



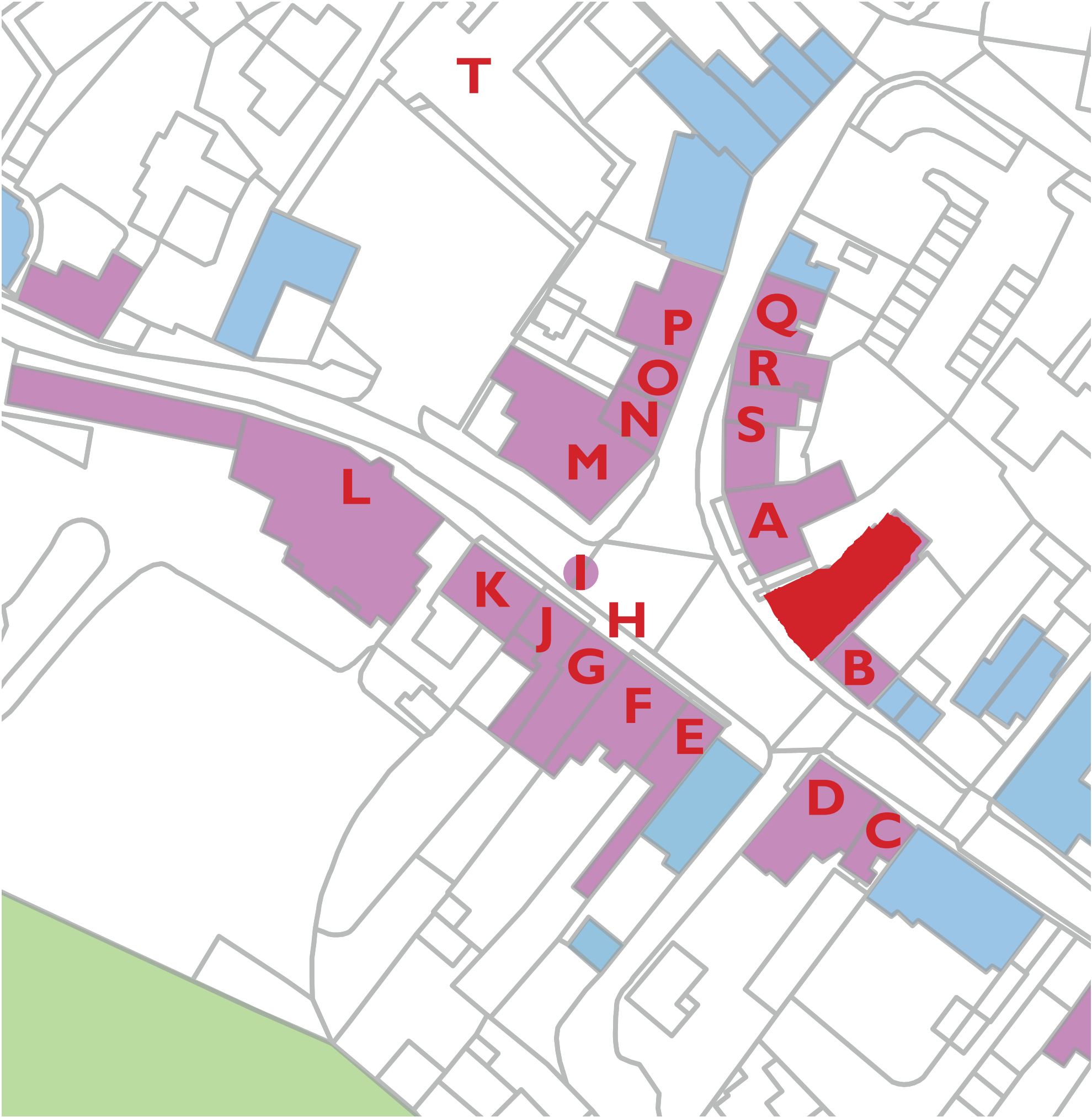
Caerleon Conservation Area Boundary (in red) with location of 9, High Street also in red, with other nationally listed buildings shown in purple and locally listed buildings shown in blue (see legend) (source: Newport City Council). Note: no.9 High Street is very much in the middle of a significant number of listed buildings

4.4.3 Nationally Listed Buildings in the Immediate Area

As identified on the Conservation Area map on the previous page, there are a considerable number of buildings within very close proximity to 9 High Street which are nationally listed, and hence protected, whose settings any development should consider. These include:

A	The Firs with attached railings	Grade II listed
B	10, High Street	Grade II listed
C	27, High Street	Grade II listed
D	28, High Street	Grade II listed
E	29, High Street	Grade II listed
F	No 30 including attached railings	Grade II listed
G	The Post Office	Grade II listed
H	Telephone Call-box outside the Post Office	Grade II listed
I	Letter Box outside the Post Office	Grade II listed
J	No 32 including attached railings	Grade II listed
K	33, High Street	Grade II listed
L	The Priory Hotel	Grade II listed
M	The Olde Bull Inn PH	Grade II listed
N	1, Cross Street	Grade II listed
O	2, Cross Street	Grade II listed
P	3, Cross Street	Grade II listed
Q	Pendragon House	Grade II listed
R	19, Cross Street	Grade II listed
S	20 & 21, Cross Street	Grade II listed
T	Caerleon Roman Fortress Baths	Not listed

Further details of these Listed Building are included within section 4.8 of this document.



Caerleon Conservation Area Boundary (in red) with location of 9, High Street also in red, with other nationally listed buildings shown in purple and locally listed buildings shown in blue (source: Newport City Council).

4.5 Historic Appraisal of the ‘Site’

9 High Street appears to date, in part, to the early 18th century. This is likely to be when the front range, facing onto High Street (Bridge Street as was then), was built.

It was built directly adjacent the Market Hall, which was built some time before 1622 in what is now the middle of the road, and was demolished some time between 1840 and 1850.

The site of 9 High Street was, of course, within the area of Caerleon’s 1st century Roman Legionary fortress. Its location is on the south east of the Roman walled enclosure, within an area which accommodated Legionary Barracks.

The building now adjoining it to its north, no.8 High Street (known as the Firs), is dated, in its listing, as “probably C16 house extensively refurbished in the mid to late C18 and with some C19 alteration. The most significant C20 change is the punching through of the carriageway to the back yard. This was done post 1950 but before listing in 1974.”

The building adjoining it to its south, no.10 High Street, is dated, in its listing, as “probably C17 ... remodelled in the early C19 and later given a small shopfront but externally it has been little altered since then”.

This suggests that no.9 was actually built after both of its neighbours and infilled the gap in between. Whether a previous structure sat on the site in unknown. This might explain why both nos. 8 and 10 had chimneys attached to their gable ends, whilst no.9’s roofs and walls worked around those chimneys.

At the time of its construction, no.9 High Street is thought to have been a dwelling. It is possible that the two bays to the building were originally two separate dwellings, both with a first floor and an attic.

Over its approximately 300 year lifespan, the building has operated as dwelling, shop, bar and restaurant, usually a combination of two, or three.

The front range of the building expands back into the site forming a rear bay as well. This is the area which has a flat roof over the two storeys, rather than the duo-pitched roof of the front bay. It is possible that this was constructed at the same time as the front bay, however, it appears as though a solid stone wall used to separate the front and back bays, which has now been opened up. It is therefore possible that this rear bay was constructed later. If so, then it might have at least been built by 1752, as the OS map shows a fairly deep plan form; probably by 1841 and definitely by the late 19th century.

The listing states that the building was ‘re-windowed’ c.1800; however, it was later re-windowed on other occasions as well.

We know the building was in use as a shop, as well as a dwelling, by 1840 and it might have been a shop long before then, however, we do not know. The 1840 Parish Tithe Survey tells us that, at this time, the building was owned by, William Jenkins, a 39 year-old Shopkeeper and he, two others and two female servants lived there. ‘Pigot’s Directory of Caerleon’, 1844, refers to William Jenkins’ establishment as ‘Grocers & Tea Dealers’ In 1850, Slater’s ‘Directory of Caerleon’ refers to it as ‘Grocers and Dealers in Sundries’.

Knowing the building was in use as a shop before 1840, it is possible that the left hand side shopfront was formed by then with the large opening which now exists, albeit was smaller; however, this might have been undertaken pre-1752. The opening might even have been original, however, this is not felt to be likely.

In 1884, ‘Kelly’s Directory of Caerleon’ lists Mrs Elizabeth Evans at no.9 as a ‘Draper’ and George Farquhar as a ‘News Agent’.

The 1901 census tells us that Mary Ann Evans, a 55 year-old Stationer lived there with a boarder and one servant, suggesting again its use as both shop and dwelling. In the same year, ‘Kelly’s Directory of Caerleon’ lists Miss Mary A. Evans as a ‘Draper and News Agent’ at no.9.

The 1914 ‘Johns’ Directory of Caerleon’, a ‘P. Berry’ is identified at no.9 as a ‘Draper and Stationer’.

The 1934 ‘Johns’ Directory of Caerleon’, lists Peter Berry as running a ‘General Shop’ at no.9.

We therefore know, from a series of censuses and directories, that the building operated as both shop and dwelling, at least from 1844 to 1934, however, probably before and after those dates too.

- In 1844, it was in use as a Grocer’s and Tea Dealers.
- In 1850, it was a Grocer’s and Dealers in Sundries.
- In 1884, it appears to have been a Drapers and News Agents.
- In 1901, it was still a Drapers and News Agents.
- In 1914, it was a Drapers and Stationers.
- In 1934, it was a General Shop.

The central two-storey range was added to the back of the front range probably between 1840 and 1882, whilst shop and dwelling; although this might have been a little later; if so, it was definitely before 1917.

The 1840 Tithe Map suggests that no.9’s plot size was extended into ‘Plot 54’ a little to form a rear ‘garden’. It is this plot extension which appears to be the area taken up by the central range.

This being said, on the SW and SE faces, at the south corner, the bottom storey of the external wall of this central range is considerably thicker than the rest, which could possibly suggest that this current range might have been re-built, or raised by a storey, at some point on earlier walls.

Between 1899 and the 1920s, the left hand side shopfront opening was extended by a couple of bays to the left.

Between the 1940s and 1992, the right hand shopfront was formed, with the solid wall between the original door and window removed and the opening widened beyond the window.

No.9, High Street was protected listed grade II on 1st August 1974. The listing was amended on 18th January 2002.

The Listing states that the changes to the right hand side occurred after the original listing in 1974, but before the 2002 amendment; whilst it states that the “ground floor (exterior) has been wholly remodelled in the C20”, leaving uncertain whether the changes to the left hand side were undertaken before or since 1974.

So, we can say that:

- The right hand shopfront was altered in the late 1970s and
- The left hand shopfront was altered between the late 1800s and the 1920s.

Between 1937 and 2001, the single storey lean-to rear range was built onto the back of the central range; probably after 1948. Presumably, the flat roof section of the rear range was built after the lean-to section. It has a concrete slabbed roof, whilst the roof to the lean-to is timber.

A little before 2009, the GoogleEarth images show that a further single storey flat roof temporary structure had been located off the back of the rear range. This had been removed soon after 2016.

In the late 20th century / early 21st century, the building had been adapted for restaurant and bar use, which involved, as the listing states, “in the late 20th century”, the “ground floor interior (being) opened up”. Further internal changes were undertaken during the early 21st century. During that time it was in use as:

- a Bar and Bistro known as ‘Romans Bar & Bistro’;
- a Bar, known as ‘The Copper Kettle’;
- a Cafe Wine Bar, known as ‘Drapers’;
- a Brasserie, known as ‘Tabards’;
- a Wine Bar downstairs, known as ‘Boleros’ and
- a Chinese Restaurant upstairs, known as ‘Phoenix Garden IV’.

Most recently, in June 2018, downstairs was changed to a Bar called ‘The Dog House’, with the ‘Phoenix Garden IV’ still upstairs.

4.5.1 Brief History of Caerleon

Caerleon has a very rich history - from its Iron Age Hill Fort, Roman settlement and later medieval development which have all contributed to its unique character and strong archaeological presence.

The 'Pevsner Architectural Guides - The Buildings of Wales - Glamorgan' book by John Newman, has the following to say about Caerleon Town:

"The history of modern Caerleon begins with the late C11, when the Norman invasion of South Wales caused the erection of an exceptionally large motte to the SE of the long-deserted Roman fortress, close to the River Usk. Caerleon became the centre of a lordship, had borough status by the later C12, and was a port, since the river was navigable. Yet it never grew into a proper town, blocked by the development of Newport barely 3m. (5 kilometres) downstream. Even today much of the W half of the legionary fortress remains under meadows. Modern housing development is largely out of sight, overspreading the hillsides to the NW, above the Hospital and behind the College of Further Education."

Iron Age Hill Fort

Lodge Hill Fort is an imposing Iron Age hill fort situated on the north-west edge of present day Caerleon, overlooking the mouth of the Usk valley and parts of the Severn estuary. Archaeological evidence suggests that this hill fort was established c.600-300 BC, around 300 to 500 years before the Romans arrived in Caerleon. The area was occupied by the Silures, a powerful and fierce tribe who occupied much of south-eastern Wales at the time. The Silures were described by the Roman historian and politician Tacitus (c.56 AD-c.120 AD) as having "swarthy features and curly black hair".



Old Aerial Photograph of Lodge Hill Encampment
(source: 'caerleon.net')

Roman Invasion

The Romans first attacked the Welsh tribes around 48 AD, attacking the Deceangli, a Celtic tribe based near the modern city of Chester. The Romans spent many years campaigning against the Silures and the Ordovices, a Celtic tribe from North Wales and England, who fiercely resisted Roman conquest. The Silures would not be subdued and waged guerrilla warfare against the Roman forces for many years. Eventually, around 75 AD, the Silures were "subdued" according to Roman sources. However, it remains unclear whether they were defeated by force or came to a peace agreement.

Roman Fortress

Caerleon, York and Chester were chosen as the sites for the three permanent legionary fortresses of Roman Britain, with Caerleon being the furthest outpost of the Roman Empire. Caerleon, together with Chester, was responsible for the military administration of the Welsh tribes. The location of the fortress was selected by the Roman governor of Britain, Sextus Julius Frontinus (c.40 AD-103 AD). The site chosen was inside enemy (Silurian) territory, but close enough to mouth of the River Usk to be reached by sea-going ships should urgent reinforcements or other supplies be required. The fortress was built on the end of a low ridge stretching from Lodge Hill to the River Usk, on ground above the level of the surrounding floodplain.

Caerleon was known to the Romans as Isca, named for the river beside which the fortress was built. A commonly held theory is that the Romans adopted the Old British word 'isca' meaning water. Other sources suggest 'isca' is the Latin equivalent for Wysg (the river Usk).

The legionary fortress at Caerleon was occupied by the Second Augustan Legion, named after the Emperor Augustus (27 BC-14 AD). A legion consisted of between 5,500 and 6,000 men, most of them being foot soldiers. The soldiers not only built the fortress at Caerleon, but also the network of roads and auxiliary forts through which the newly subdued tribes were controlled. The fortress was like a small town. Within the walls were barracks, a large baths complex, drill halls, workshops and granaries. Some of the main streets were lined with small shops selling food and drink, pottery and other goods to the soldiers. Outside the fortress, another small town established itself with temples, further baths, shops and houses. An amphitheatre was also built just outside the fortress walls, used by the army for training, as well as gladiatorial shows.

This fortress was occupied by the Second Augustan Legion for the next 200 years, with the Roman military abandoning Caerleon towards the end of the 3rd century AD, leaving behind a small population. Before leaving, the soldiers had dismantled or demolished some of the major buildings, however, many others remained standing and were in use long after the departure of the army. The fortress continued to be inhabited, and over time the still-standing fortress baths were turned into cattle-pens and small structures were built among the ruins inside and outside the fortress walls. In Caerleon, there are three Roman sites which can still be visited today - The National Roman Legion Museum, the Roman Fortress & Baths and the open-air ruins of the Amphitheatre and Barracks.



Caerleon Roman Baths ruins (source: 'visitwales.com')



Caerleon Roman Amphitheatre ruins (source: 'visitwales.com')



Caerleon Roman Barracks ruins (source: 'flickr.com')

The Domesday Survey 1086

The Domesday Survey was ordered by William the Conqueror in 1085 to discover the resources and taxable values of all the boroughs and manors in England. He wanted to know who owned what, how much it was worth and how much was owed to him as King in tax, rents, and military service. This survey was a massive enterprise, and there was nothing like it again in England until the censuses of the 19th century. The Domesday Book, completed in 1086, is a record of that “Great Survey” and records the presence of a castle in Caerleon.

Caerleon Castle

Caerleon Castle was originally built in the 11th century as an earthwork motte and bailey fortress, it would have comprised a wooden hill fort also known as the keep on top of the motte (a large earthen mound, often manmade) overlooking an enclosed courtyard called the bailey which would have been surrounded by a wooden fence. The original castle was most likely founded by Caradoc ap Gruffydd (c.1045-1081) who was Lord of Caerleon at that time and succeeded by his son Owain (c.1070-1116) known as Owain ‘Wan’ (Owain the Weak).

In 1086, the Domesday Book states that Turstin fitz Rolf who had played a prominent role in the Norman conquest of England held Caerleon Castle under the overlordship of William de Scohies.

Owain’s son Iorwerth regained Caerleon Castle, only to lose it to Henry II in 1171 but regained it two years later. Caerleon remained in the hands of his descendants, subject to occasional struggles, until William Marshal, 1st Earl of Pembroke (c.1146-1219) retook the castle in 1217. He probably built a stone keep on top of the mound and a stone wall and towers around the bailey.

William Marshal has been dubbed ‘England’s greatest knight’ and is considered one of the most important figures in the history of medieval England. He was the youngest son of a minor noble who rose to be one of the richest men of his day and Regent of England governing the country on behalf of the boy-king Henry III. During William’s life he served five English monarchs - Henry the Young King, Henry II, Richard I, John, and Henry III. It was Richard I who gave William the hand in marriage of Isabel de Clare, heiress to the estates of Strongbow in England, Ireland, Normandy and Wales. At the age of 43, William married his 17-year-old bride which transformed him into a great baron and one of the richest men in the kingdom.

Other sources suggest that Caerleon Castle was rebuilt in stone by Gilbert de Clare (1243-1295) when Caerleon fell into Norman hands around 1270. The castle was rebuilt, most probably using stone taken from the abundant Roman remains, with the new castle extending as far as the riverside. At the end of the 13th century the castle was held by the de Clares and enjoyed relative stability.

Caerleon Castle was probably destroyed between 1400- 05, during the rebellions of Owain Glyndwr (1359-1415). The Welsh leader instigated a fierce and long-running war of independence with the aim of ending English rule and oppression in Wales during the Late Middle Ages. He was the last native Welshman to hold the title Prince of Wales.

According to John Leyland, who visited Caerleon c.1536, the castle was in ruins. William Coxe in “An Historical Tour of Monmouthshire” 1801 has illustrations of a collapsing tower and other defences. Much of the castle stonework was removed in the 19th century during building work.

Caerleon Castle was one of the earliest and largest mottes in South Wales but today is now covered with trees and is hardly visible behind 19th century walls. Just a single round flanking tower survives, now attached to the Hanbury Arms public house.



Caerleon Castle remains (source: ‘castleuk.net’)

A Market Town

During medieval times, Caerleon was mainly sustained by its market and port which especially prospered during the 1500s to 1800s.

Records show that a market was held in Caerleon as far back as 1296. Produce such as corn, oats or barley would be sold as well as dairy goods, eggs, meat, animal skins, leather and wool. There would probably be livestock sales also. Records from 1370 tell us that a market was held every Thursday, with two fairs yearly on All Saints Day and the Tuesday after Holy Trinity.

It is not known where these early markets were held, although it had to be a place known to all inhabitants of the town and manor as well as to outsiders who went there to deal. Initially, the marketplace could have just been an open space with booths. However, a building in the centre of a town, offering shelter and which could be used for more than just a once-weekly market would make economic sense. Such a building could serve as a market hall, a meeting place for the different guilds, as well as a court for the lord's justice.

There is no way of knowing for certain whether Caerleon had a market hall in the 14th, 15th or 16th century. The first reference to a market hall is within the 1622 survey of Caerleon manor, the original survey document being held at the Monmouthshire Record Office. The survey says "Philip Hughes of Carlion, merchant, holdeth by lease all that slip or landing place in Carlion adjoining to his house between high and low water mark and from the garden wall of the alms house along the back directly south west, and all profits, pitchings, landings and toll of corn and cattle at fairs and markets, customs, of merchandizes packs, oyes and wines, killadge, anchorage, craunge, sealing of leather, &c., within the said town, and land near the Cross of Caerleon for building a hansume and convenient market house where the said Philip Hughes shall think fit, and one tower upon part of the wall of the castle of Carlion adjoining to the house of the said Philip Hughes, for the lives of himself, Mary his wife and Grace their daughter'. Philip Hughes had the financial means to build such a 'hansume' market house, and it is most likely that he built it near the Cross of Caerleon, in the old marketplace, which is now called 'The Square'.

Little is recorded about the market hall during the 17th and 18th century other than the Survey of the manor in 1653 which states that it was in a bad condition and an Order from the Commissioners of the Revenue of the Right Hon. Philip, Earl of Pembroke, in 1677 to the bailiffs of Caerleon telling them to get on with the repair of the Town Hall. A copy of a sale notice for several freehold properties in 1814 included the Market House which was again described as 'in very bad repair'.

The location of Caerleon Market Hall or House can be determined from a number of sources:

- Thomas Thorpe's map of 1752 shows the position of the Market Hall.
- A detailed town plan of Caerleon by Archdeacon William Coxe from his 1801 book 'An Historical tour in Monmouthshire' shows the location of the Market Hall. Coxe had visited Caerleon in 1800 as research for his book. He was mainly interested in the Roman remains and described a detail of the Market House as follows "The four columns of freestone which support the market house, probably belonged to some Roman structure. They are of the Tuscan order, low and massive".
- An 1817 document (indenture) relating to house No. 30 High Street, now called Bank House, described the position of the house as follows: '... being in a certain street called High Street in the said town of Caerleon in the said county of Monmouth, having a market house in front, nearing and adjoining to a dwelling house and Garden of' etc. There was also a plan of No. 30 High Street in the same document, showing the Market House straight in front.
- The Market Hall remained in the same location for many years to come as the deeds of the Kings House (Kings Head Inn) of 1821, 1825 and 1840 define the position of Kings House as being in the street 'leading from the Bridge towards the Market House'.
- The Priory came up for auction in 1838 and the sales particulars included a plan which indicated the position of the Market Hall.
- The 1840 Tithe Map shows the position of the Market Hall whilst an apportionment document reveals that it was owned by Sir Digby Mackworth and 'occupied' by Thomas Gunter. Its area was 4 perches, approximately 100 square metres, and the building appears to be twice as long as it was wide making it roughly 14 metres by 7 metres.

The Caerleon Antiquarians Association, which later changed its name to the Monmouthshire and Caerleon Antiquarian Association consisted of dignitaries, local inhabitants of Caerleon and a few antiquarians. They came up with the idea of establishing a museum in Caerleon. In 1848, Sir Digby Mackworth proposed that they use the lower room of the Town/Market Hall as a museum and offered the Museum Committee a 99-year lease for it. However, the owners of houses around the Town/Market Hall saw an opportunity for getting rid of the building altogether, perhaps because the building was in such bad repair, and offered to subscribe £80 for the ground where the Town/Market Hall stood. They expressed a wish that the Market Place should 'remain an open space forever'.

By 1850, the Town/Market Hall had been demolished and Sir Digby Mackworth 'donated' the building materials from the building to the Association. Materials from the old Market Hall were used in the construction of the new museum (built on the site of the present Roman Legionary Museum) located at the end of Bakehouse Lane later renamed Museum Street. Most notable of the recycled stone were the four stout columns, thought to be Roman in origin, used in the basement to support the floor of the main exhibition hall.

When the museum was rebuilt in 1987 these columns were taken apart and stored under tarpaulin in the garden at the rear of the museum. They have since been transported to the National Museum Collection Centre in Nantgarw for conservation and storage. It is hoped it will not be too long before they return to Caerleon to be used in an imaginative way to match their age and interesting history.

A Port

One of the main reasons Caerleon was selected by the Romans as the location for a Legionary fortress was that it was situated by the tidal River Usk, the river was navigable and only five miles above the mouth of the river, with easy access across the Bristol Channel. Ships from Rome could also make their way around Cornwall and into the Severn Sea.

It is not entirely clear where the first wharf was located but it was probably close to the modern bridge and the quays built in that area in the 17th century. Exploration 600 yards further downstream has also indicated the possible remains of a quay close to the bend in the river. In Roman times, that bend was much sharper than it is today with the right bank of the river being around 300 yards closer to the town than currently. In the early part of the 3rd century a stone quay was constructed within a small inlet on this bank. This quay was later extended, presumably to provide additional loading space.

After the Romans had left Caerleon, the river would undoubtedly have remained in use for the purposes of trade, mainly in agricultural produce and animals. Caerleon continued as the main port of the River Usk until the Norman Conquest (1066). When the Normans built a castle (probably a motte-and-bailey) at Newport c.1075 and later a bridge, this gave Newport a much greater importance and trade began there although Caerleon continued to function as a port for a long time after this.

Following the formation of the New Burgh or Newport, the Normans replaced the original timber castle with one of stone in the 12th century and town walls were built. The Normans encouraged trade as the best way to ensure the control of the local population and part of this trade would have been the coming and going of ships on the river with quays being built near the bridge in Newport.

Trade continued at both Caerleon and Newport into the 17th century with records showing local vessels carrying cargoes across the Severn to Bristol, coastwise to other South Wales and Somerset ports and even as far as Portugal. Profits from this trade funded a Market Hall on the High Street and large town houses. However, late 18th century brought the Industrial Revolution and with it, major repercussions for South Wales.

A tramway had been built in 1770 from forges in Cwmbran to the quayside at Caerleon and the tramway also picked up products from a forge at Caerleon and a tinplate works at Ponthir. It was hoped that the port of Caerleon would continue to thrive, handling the increasing output of developing industry in Monmouthshire.

However, in 1791 a proposal was put forward to build a canal from north-west of Pontypool down to the River Usk at Newport with a branch from Crumlin joining it just North of Newport. The collieries and iron works in the North of the county desperately needed a faster, more efficient way of transporting their ever-increasing outputs. The Monmouthshire Canal was completed in 1796, built to carry coal and iron to Newport which led to a rapid expansion of that town and its riverside wharfs and the virtual extinguishment of the old port of Caerleon. In due course Caerleon became a suburb of Newport.

Caerleon Bridge

Until the end of the 18th century, the River Usk was spanned by a timber bridge, located just upstream of the current bridge and probably on the site of the old Roman bridge. The decking of the bridge was loosely fixed to allow it to rise and fall with the tide, a feature which impressed visitors to Caerleon when they first encountered it. Throughout much of the 18th century this bridge was in poor repair and was largely destroyed by a storm in 1779.

The present stone bridge was built in the early 19th century, a short distance downriver from its older counterpart. This is the same bridge that now carries double decker buses, lorries and the huge amount of traffic that was unimaginable in the days when it was constructed. The foundation stone on Caerleon Bridge is thought to have come from Newport's first stone bridge which was replaced by a wider bridge in the 1920s.



Caerleon Bridge in 1801, illustration by Richard Colt Hoare from William Coxe's Historical Tour In Monmouthshire (source: 'caerleon.net')

The 'Pevsner Architectural Guides - The Buildings of Wales - Glamorgan' book by John Newman, has the following to say about a walk around Caerleon:

“Perambulation

“A walk down the HIGH STREET from the church to the river takes in almost everything. The most evocative group comes at once, where the lychgate, the Williams Charity School and the portico of the Legionary Museum stand obliquely to one another at the junction with the road to the Roman amphitheatre. Next on the r., one of Caerleon's characteristic high stone walls, interrupted only by little, white SALMONS COTTAGE. Beyond, the PRIORY HOTEL, almost entirely built c.1800 for a member of the Morgan family, which had possessed the site since the C15. Old Red Sandstone rubble walling. Two-storey ashlar porch. Windows with arched lights towards the road and at the back. One single-lighter only is pre-C19. How far, if at all, the present building reflects its predecessor is not clear. Inside, C19 stone-vaulted corridor round three sides of an internal court.

“To the S, at the junction with CROSS STREET, the space opens out triangularly. Here on the l., YE OLDE BULL INN, C16 in origin with three three-light and two-light upper windows, square-headed under hoodmoulds and with arched lights, similar to those in the Priory Hotel. These appear to be genuinely of the C16, but not, perhaps, in their original positions. The applied half-timbering is, of course, early C20 make-believe. Otherwise simple, rendered, sash-windowed frontages and one early C19 shopfront with bowed display windows.

“Beyond this the High Street narrows and the enclosure wall of the castle grounds begins on the l. At the far end the Roman Catholic church on the l., and, free-standing beyond the end of the street, the HANBURY ARMS, L-plan, rendered, hipped-roofed, looking superficially of the C18. But the E range has a three-light timber mullioned upper window on the N side, and to the S three Tudor upper windows like those in the Bull Inn. They confirm a C16 date for the E two-thirds of the range, which was extended in the C17 to link to the C13 SW tower of the castle (see above). With that the Usk River bridge and open country are in sight. Across the bridge an early C19 TOLL-HOUSE, polygonal towards the road, with Tudor Gothic detail.

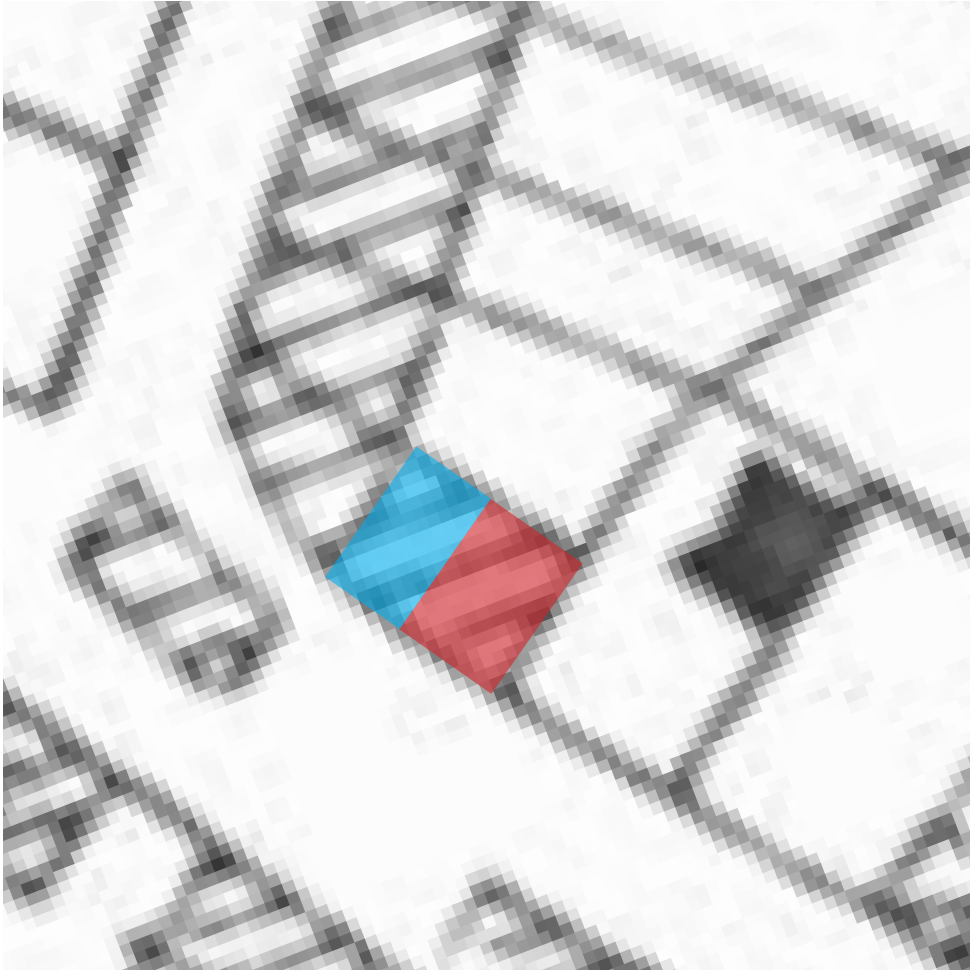
“LODGE FARM (ST 322 913). The hill-fort overlooking the town is particularly interesting because the two phases of development can be clearly distinguished. The original fort was fairly small, a single low bank without a ditch surrounding the western end of the hill. Later the enclosure was more than doubled in size and greatly strengthened, with three new banks and ditches on the N side and three merging to two on the S side. The entrance track at the W end runs straight in through the banks, which are very high at this point. The later inner rampart clearly over-rides the original bank here. The E end where the farmhouse stands has been rather disturbed, but there seems to have been a second inturned entrance at this end.”

4.5.2 Historic Map Appraisal

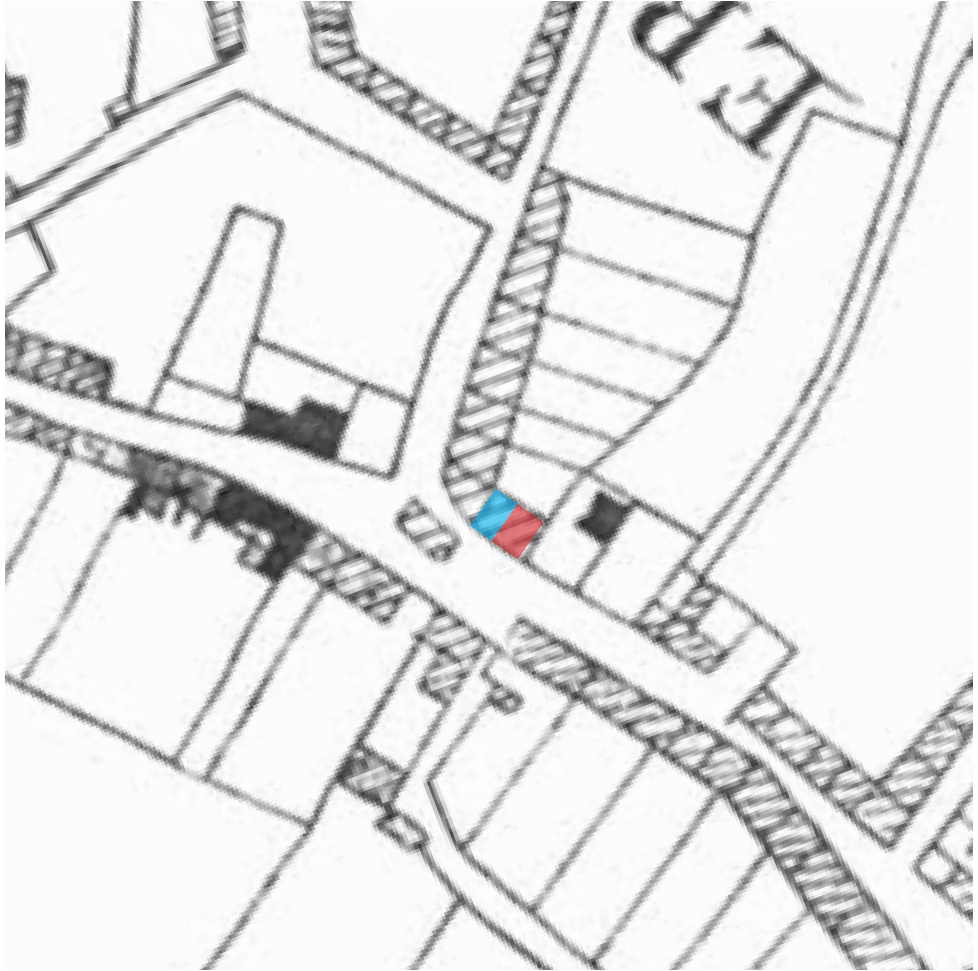
The first historical map of the site which we have found dates to 1752. To the right, we have shown an drafting of that map from the ‘caerleon.net’ website, the image to the right showing the general area, whilst to the left zooming in on 9, High Street. The Listing suggests that the building at 9, High Street dates to the early 18th century. It is difficult to establish exactly which form relates to which building on this Thomas Thorpe map, which dates to the mid 18th century, however, it seems to suggest a rectangular building at the location of no.9, shown in red on the map. However, the Listing for no.10 (to the right/east of no.9) suggests that it is 17th century in origin, and so was also in existence in 1752. This suggests that no.9 might actually be the blue rectangle on the map, with no.10 the red rectangle. Either way, the form of the no.9 building on this 1752 map was rectangular, faced onto High Street (Bridge Street as then), had open space behind it, and did not go as deep into the site as the building does now (see recent aerial photo of the building below, with extent in red).

The 1801 map to the right on the bottom, extracted from Coxe’s Historical Tour, shows the construction of buildings to the east/right of nos. 9 & 10, amongst other developments, and also suggests that the form of no.9 was as it was in 1752 - rectangular, faced onto High Street (Bridge Street), and did not go as deep into the site as the building does now.

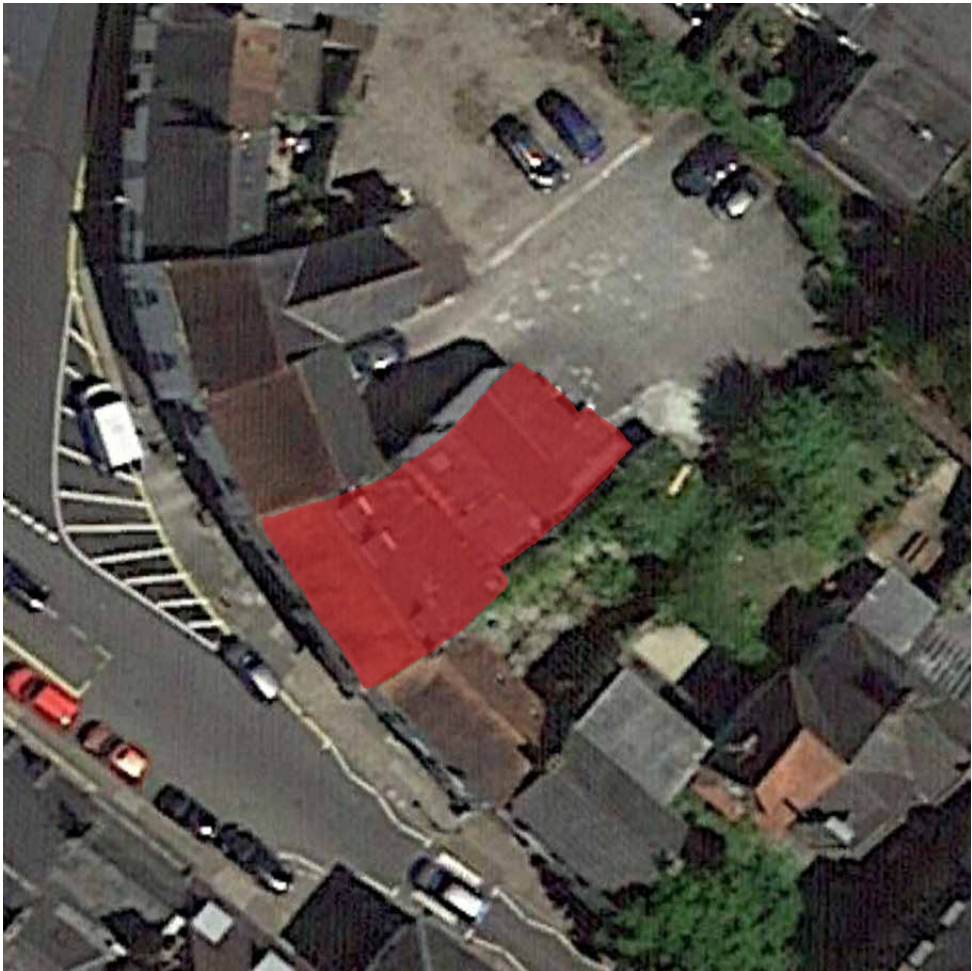
Both maps show the old Market Hall within the current road, directly to the south west of no.9, which the ‘caerleon.net’ website suggest makes its first apparent appearance on this 1752 Thomas Thorpe map.



1752 Map taken from Thomas Thorpe’ map, with the site identified in red or blue (source: caerleon.net)



1752 Map taken from Thomas Thorpe’ map, as wider plan, with the site identified in red or blue (source: caerleon.net)



2018 aerial photo of area, with the building identified in red (source: GoogleEarth)



1801 Map extracted from Coxe’s Historical Tour, with the site identified in blue (source: caerleon.net)

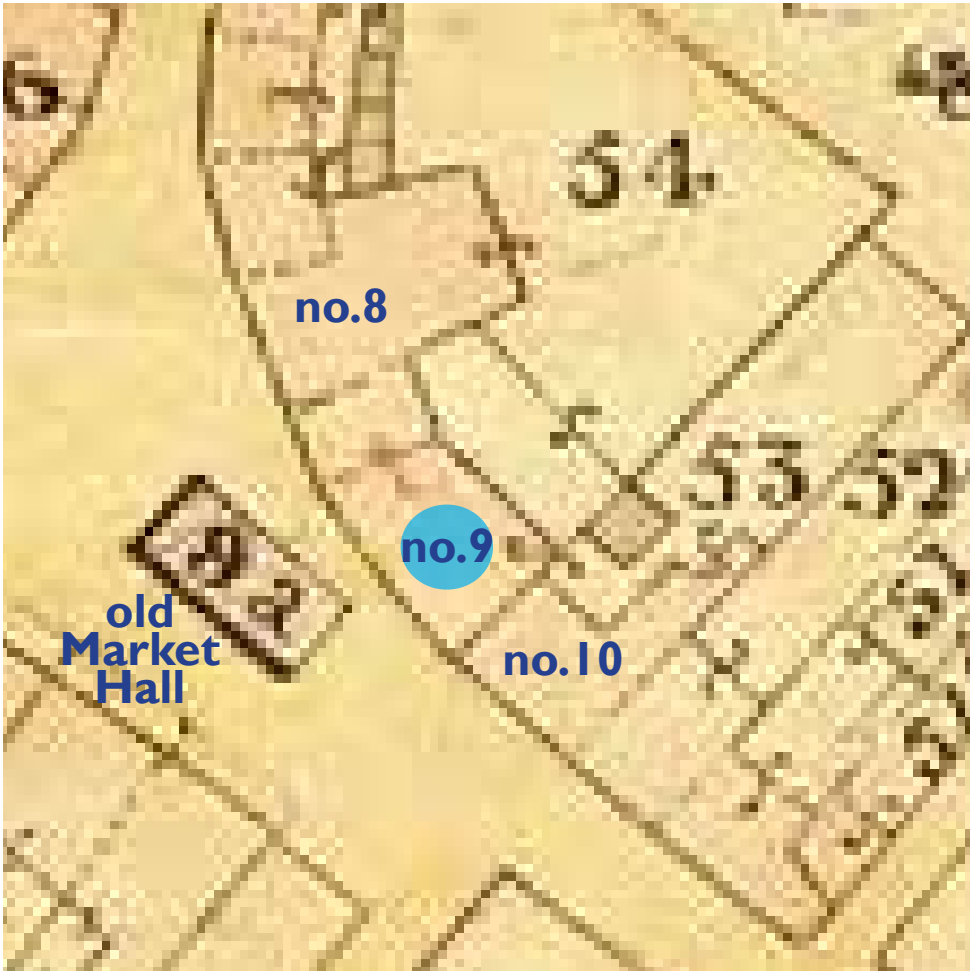


1801 Map extracted from Coxe’s Historical Tour, as wider plan, with the site identified in blue (source: caerleon.net)

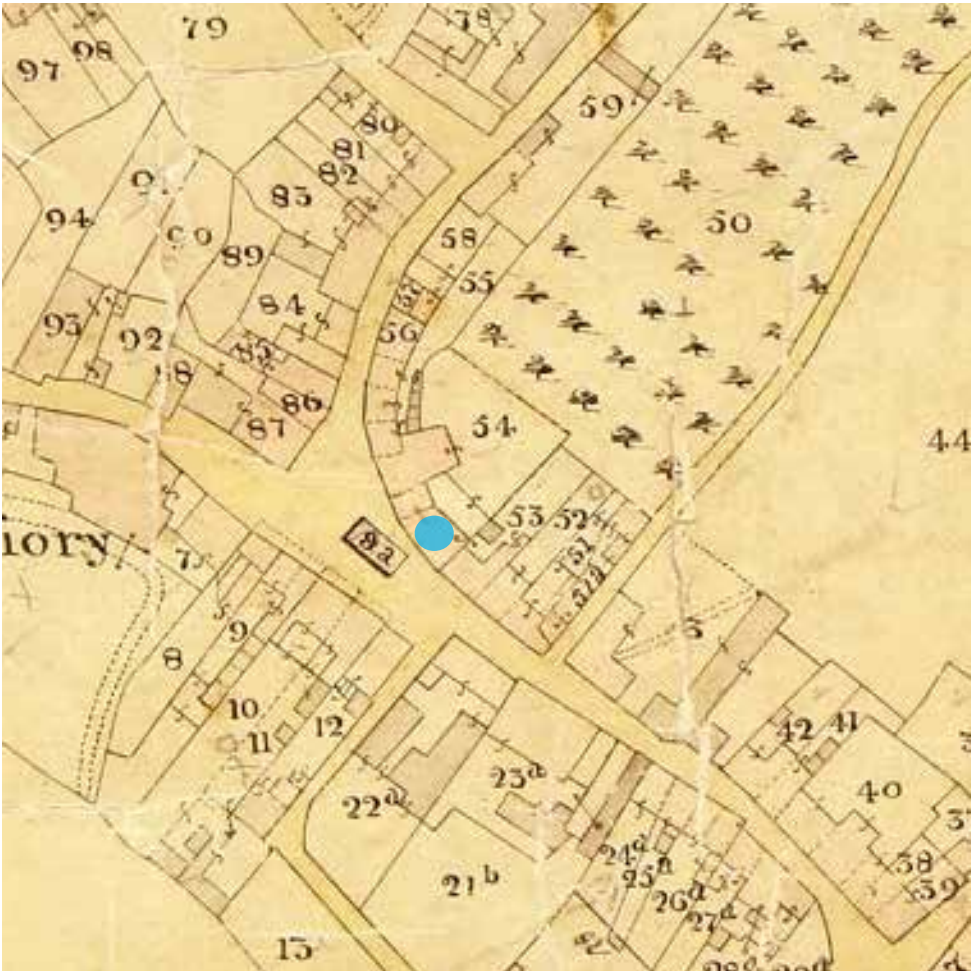
4.5.2 Historic Map Appraisal

From the 1840 Tithe Map (to the top right, zoomed in and out), we get a very detailed layout of the streetscape and of no.9, which is the southernmost building on plot 54 (identified with a blue dot on the map). By this stage, no.8, to the north west of no.9, had been extended into the site, as clearly seen by the red shading to the plan. No.9, with the blue dot, appears to still be the same shape and size as it was in 1801 and 1752, and not been extended into the site, as the red shading on the map suggests. However, there is a line further into the site with an ‘S’ across it, suggesting that no.9’s plot extended a little into the site. The fact that this part of the plot does not appear to have been shaded in red suggests that this rear part of the plot was not built upon. However, we cannot be absolutely sure of this. Again, just to the south west of no.9 is the old Market Hall. Being a Tithe Map, we know that plot 54 (which contains no.9, as well as no.8 and possibly others in Cross Street) was in the possession of Mr William Jenkins, as set out in the Apportionment found on the ‘caerleon.net’ website. No. 10 (plot 53) to the south east was owned by Robert Hanner and Ann Hughes and appears to have been the ‘George Public House’ with an adjoining House and Garden adjoining. The 3no. houses on plot 55 (21, 20 & 19 Cross Street) were owned by Levi Leonard, William Lewis and John Wilmot.

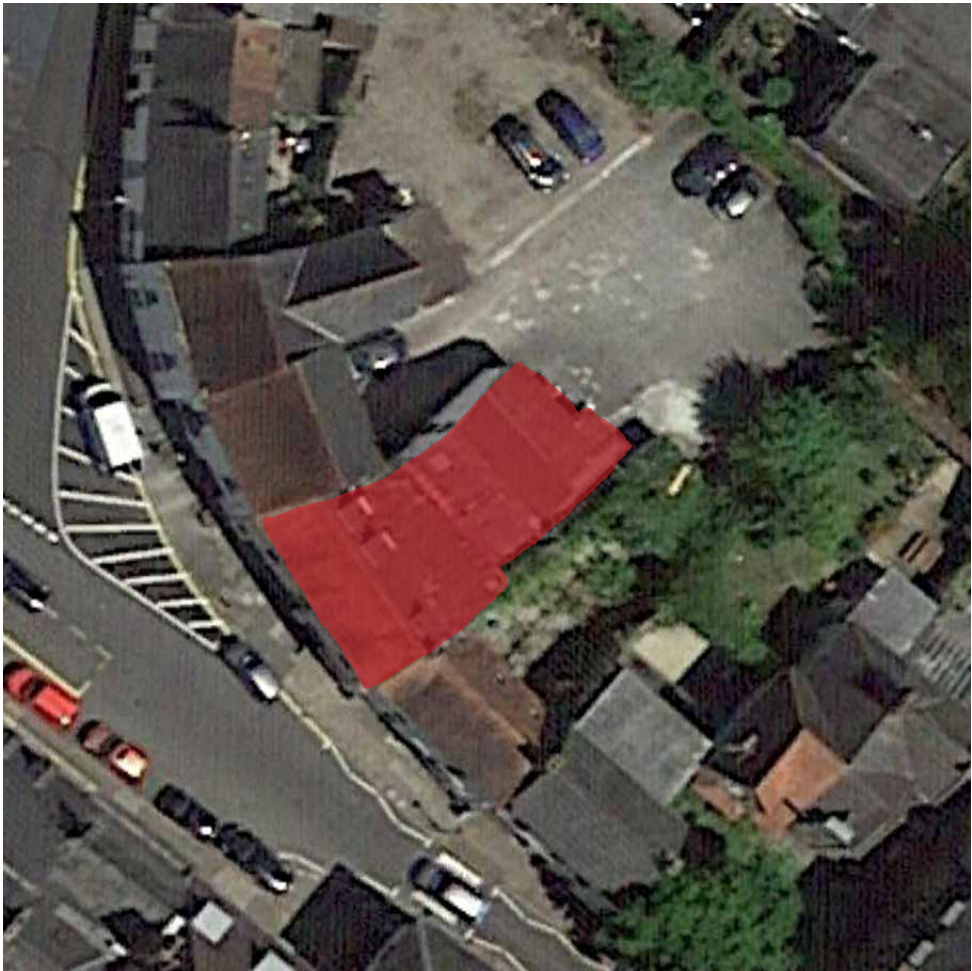
It appears as though, at some stage between 1840 and 1882, the building at no.9 was extended into the site onto the rear part of the plot which appears on the 1840 Tithe Map. Also, over the same period, the old Market Hall appears to have been demolished.



1840 Tithe Map, with the site identified as blue dot to allow red shading of buildings to show (source: Gwent Archives)



1840 Tithe Map, as wider plan, with the site identified as blue dot to allow red shading of buildings to show (source: Gwent Archives)



2018 aerial photo of area, with the building identified in red (source: GoogleEarth)



1881-2 OS Map (revised) 1886 (published), with the site identified in red (source: Ordnance Survey)



1881-2 OS Map (revised) 1886 (published), as wider plan, with the site identified in red (source: Ordnance Survey)

4.5.2 Historic Map Appraisal

The 1900 Ordnance Survey map, on the top row, is consistent with the 1882 map, suggesting no change to the footprint of no.9 in that period, nor much change to the buildings around.

The 1917 Ordnance Survey map, on the bottom row, is extremely detailed layout of the building plot, showing the principal building form to the street and a secondary form behind, which is smaller with a slightly rotated orientation. Between the two, at the north end, there appears to be some variation, possibly in roof height; and, attached to the rear building on the north east end is a small rectangular structure, probably an out-house.

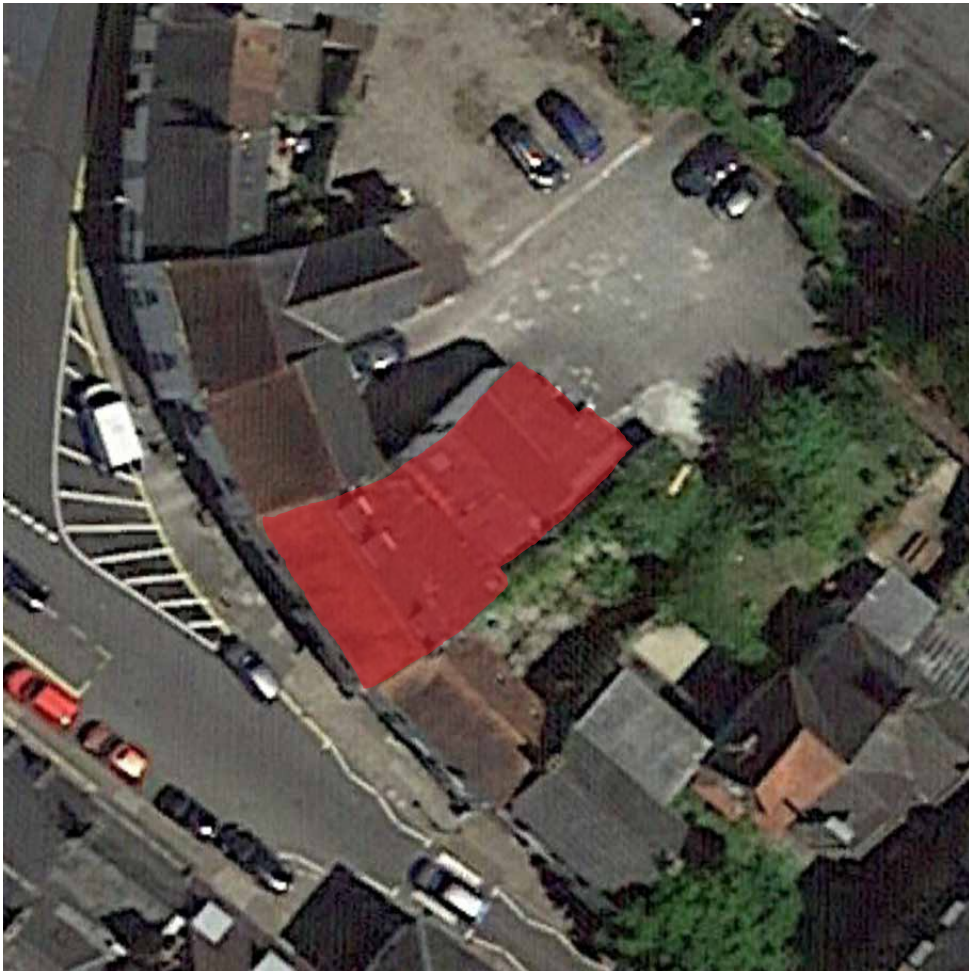
It is difficult to know if this configuration differs from that shown in the 1882 and 1900 maps, as those two show a simple rectangle of similar size and depth into the site. However, it appears as those structure to the rear do at least post-date the 1840 Tithe Map.



1899-1900 OS Map (revised) 1902 (published), with the site identified in red (source: Ordnance Survey)



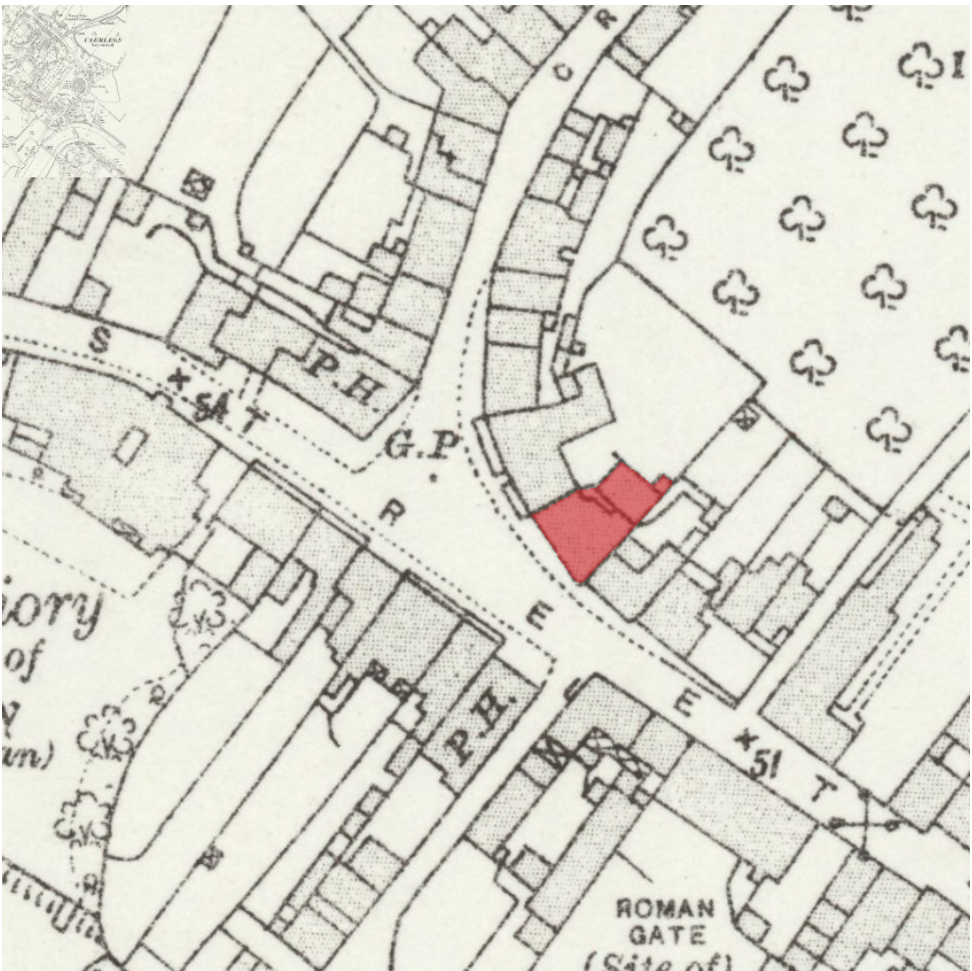
1899-1900 OS Map (revised) 1902 (published), as wider plan, with the site identified in red (source: Ordnance Survey)



2018 aerial photo of area, with the building identified in red (source: GoogleEarth)



1917 OS Map (revised) 1920 (published), with the site identified in red (source: Ordnance Survey)



1917 OS Map (revised) 1920 (published), as wider plan, with the site identified in red (source: Ordnance Survey)

4.5.2 Historic Map Appraisal

The 1937 Ordnance Survey map, on the top row, appears to show no change at all to no.9, nor the buildings around, from the 1917 map, with the principal building form to the street, the secondary form behind, the variation in between, and the out-house to the north east end.

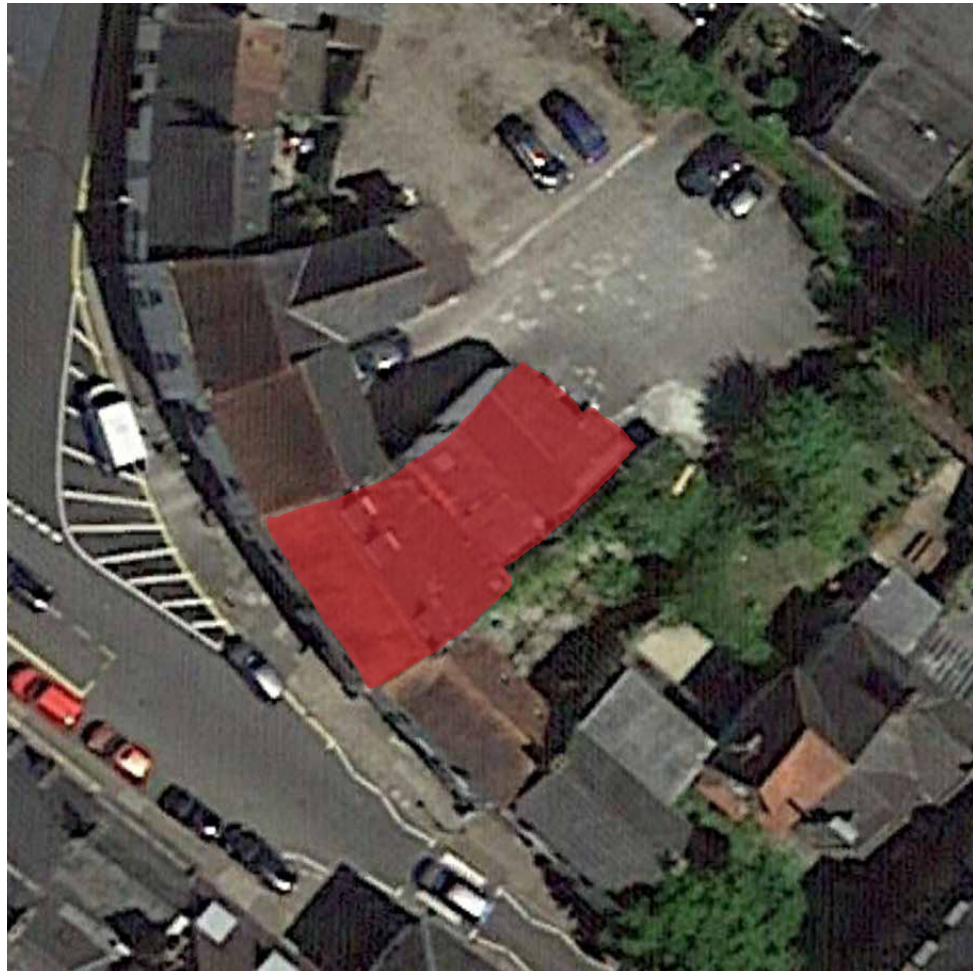
The less detailed 1949 Ordnance Survey map, on the bottom row, makes no suggestion of any change to no.9, nor its setting



1936-37 OS Map (revised) 1939 (published), with the site identified in red (source: Ordnance Survey)



1936-37 OS Map (revised) 1939 (published), as wider plan, with the site identified in red (source: Ordnance Survey)



2018 aerial photo of area, with the building identified in red (source: GoogleEarth)



1949 OS Map (revised) 1954 (published), with the site identified in red (source: Ordnance Survey)



1949 OS Map (revised) 1954 (published), as wider plan, with the site identified in red (source: Ordnance Survey)

4.5.2 Historic Map Appraisal

The GoogleEarth aerial photographs of the site between 2001 and 2020, of which 2004, 2009 and 2018 are laid out below, show a consistent form and roofspace to no.9 throughout the last 20 years.

The only development appears to have been a single storey flat roof temporary structure off the back of the rear range between 2009 and 2016, however, had gone by 2018.

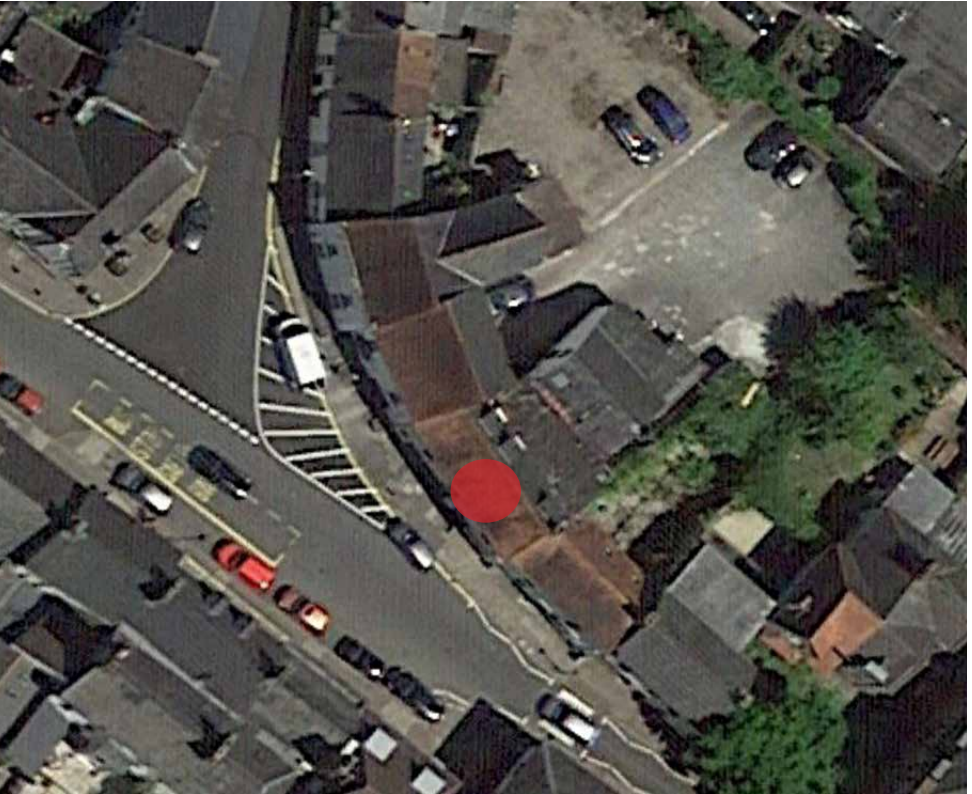
A tree at the back of no.8 had been removed between 2004 and 2006, but nothing else of note within the setting of no.9 appears to have changed in the last 20 years.



2004 aerial photo of no. 9 (red dot) in context (source: GoogleEarth)



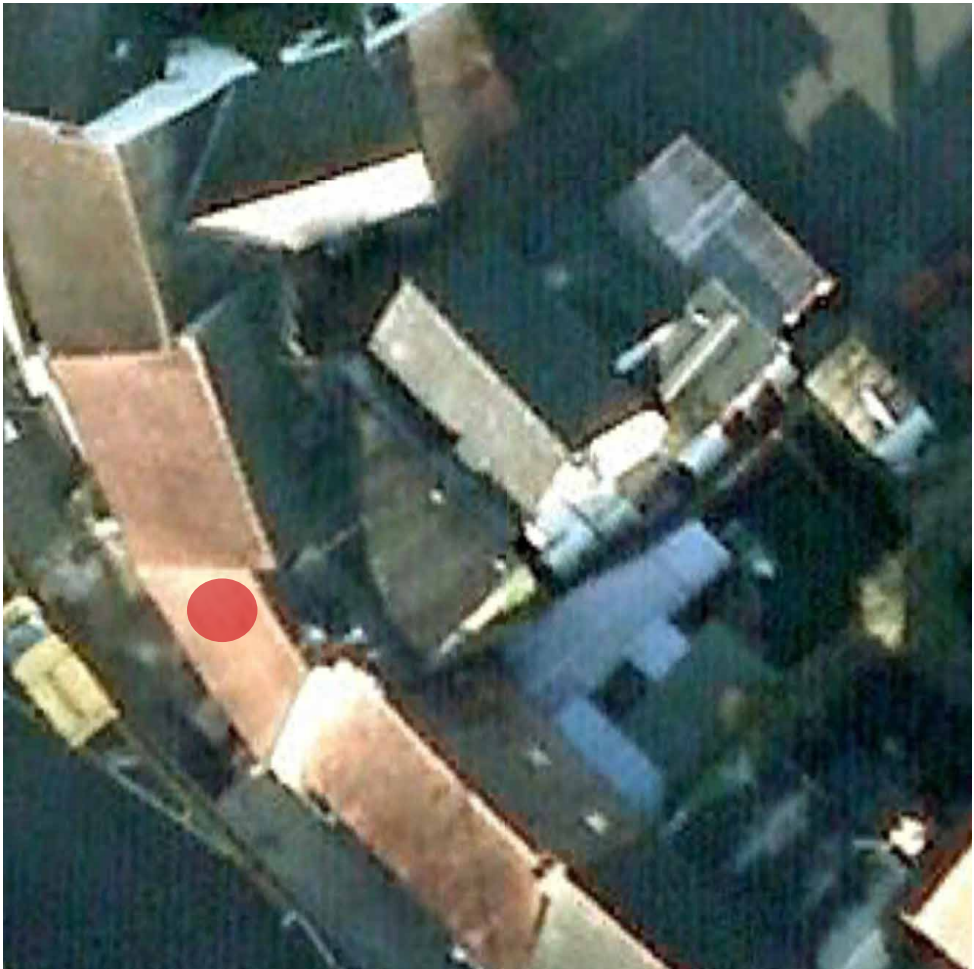
2009 aerial photo of no. 9 (red dot) in context (source: GoogleEarth)



2018 aerial photo of no. 9 (red dot) in context (source: GoogleEarth)



2004 aerial photo of no.9 (red dot) zoomed in (source: GoogleEarth)



2009 aerial photo of no.9 (red dot) zoomed in (source: GoogleEarth)

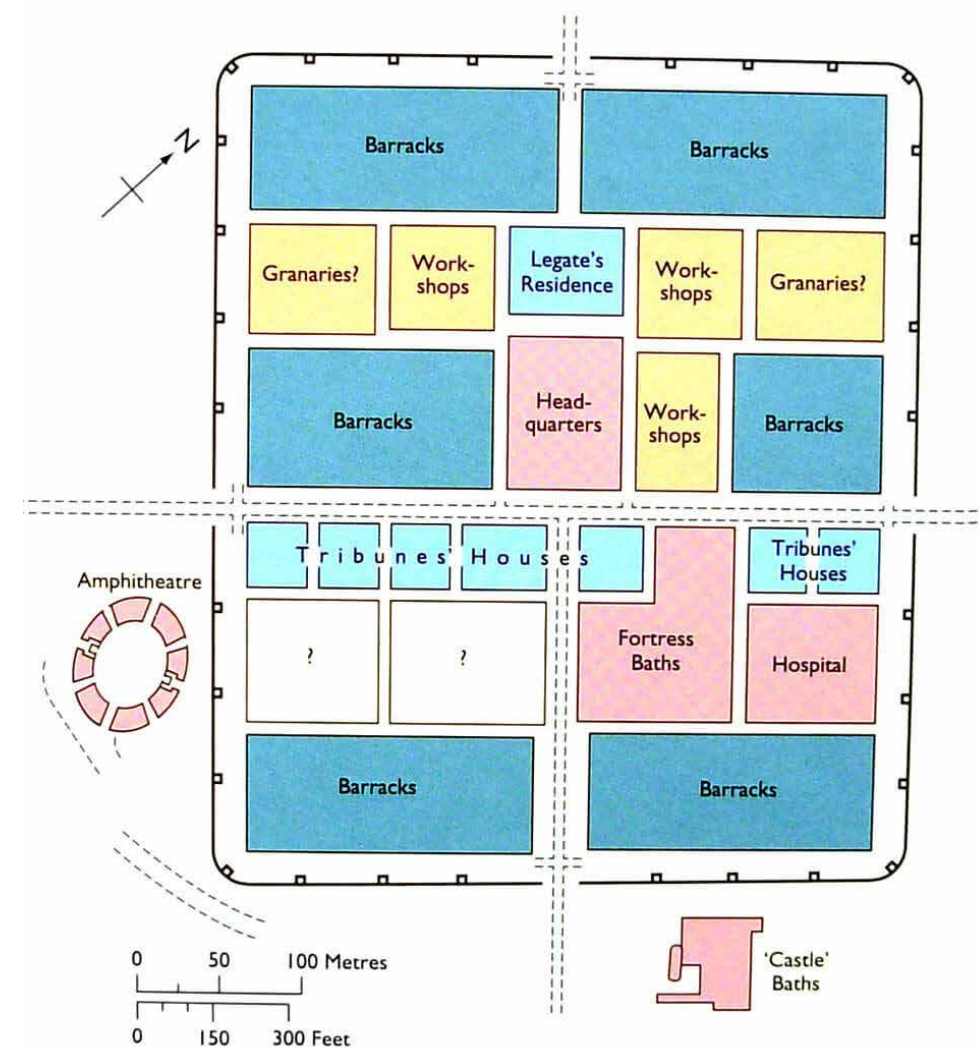


2018 aerial photo of no.9 (red dot) zoomed in (source: GoogleEarth)

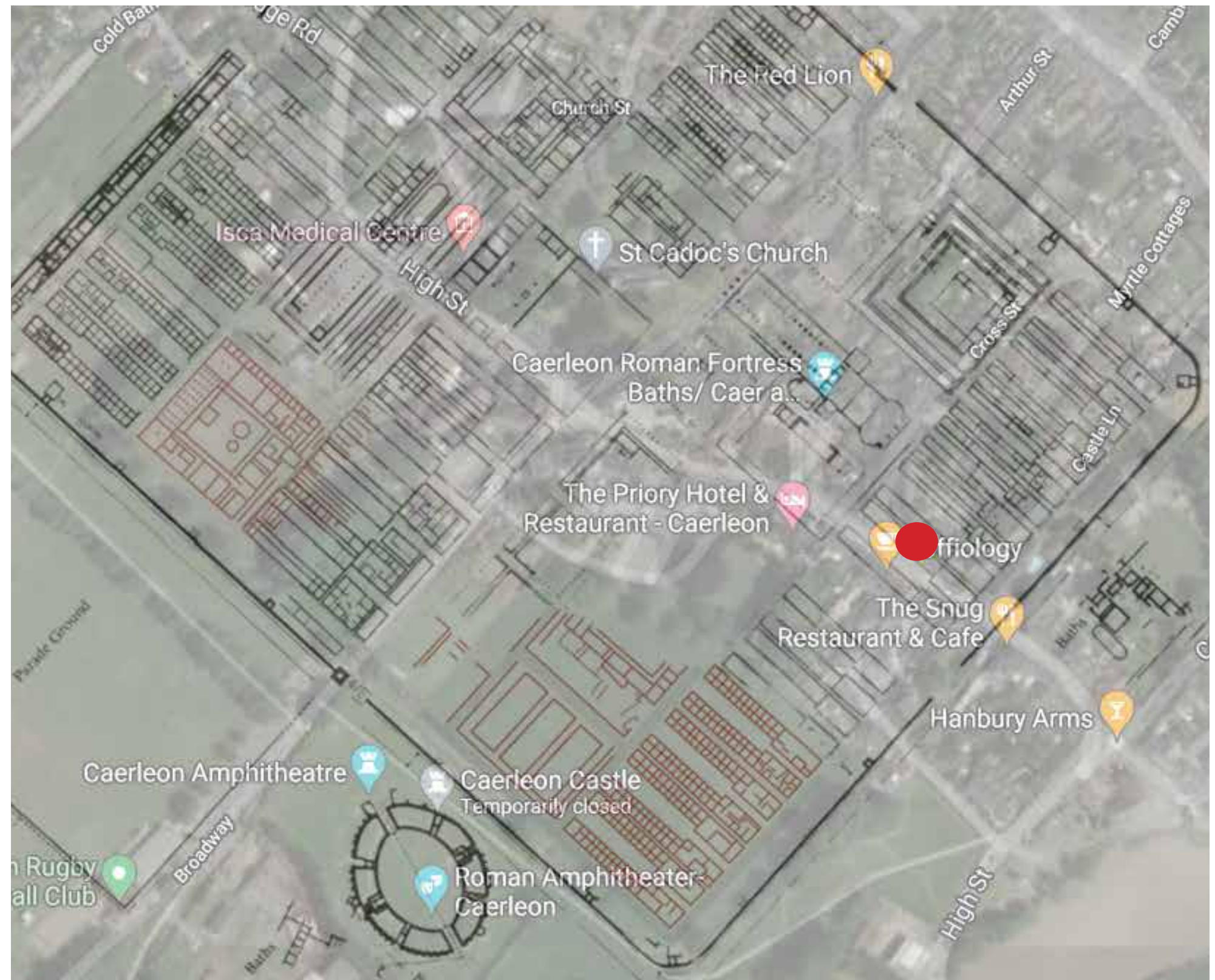
4.5.2 Historic Map Appraisal

All of this being said, the site of 9 High Street was, of course, within the area of Caerleon's 1st century Roman Legionary fortress. 9 High Street is on the south east of the Roman walled enclosure, within an area which accommodated Legionary Barracks.

This is apparent on the drawing to the right with the assumed Roman Fortress layout overlain over the current town's layout, with a red dot identifying the location of 9 High Street.



Assumed map of 1st century Roman Legionary fortress with the SE and NW areas identified as 'Barracks' (source: Medieval Heritage)



Assumed Roman Fortress layout overlain over the current town's layout, with a red dot identifying the location of 9 High Street (source: JDW Architects)

4.5.3 Historic Photograph Appraisal

Historic photographs record changes to a building from the late 19th century onwards. This means there will be no photographic record of this building from its first 150 years; however, there are from more recent 125-150 years. Below is a recent photo of the building's front elevation, and to the right are two photos taken from the same position on the road beside the Bull Inn, to the west of no.9, looking towards it. These probably date to the late 19th century. It is apparent that the relationship of the building frontage to its adjoining neighbours has not changed in 125-150 years; nor has the roofline and pitch with its swan-necked rainwater downpipe on the east end; and nor has the short chimney on the east gable. The facade was also always rendered.

The facade appears to have had 3no. upper floor windows throughout this period. These appear to have been 6-over-6 sashes, originally and now. Only the top sash of the central window has now changed to a single, large pane. On the top photo, these windows appear to have window boxes, whilst they do not in the bottom photo, nor now. The frames appear to have been painted a light colour, possibly off-white or cream, and not black, as now. The Listing states that these windows have been changed since the original listing in 1974.

The significant changes to the frontage, since the late 19th century, are to the lower floor openings. To the left hand side, underneath the two upper left windows, the 'shopfront' opening, now as was, is still made up of a door to the right and windows to the left above a low stall riser; however, the length of windows has been widened towards the left by another third of the original width. It appears as though the windows used to comprise 3no. sash windows equally sized, whilst now there are 6no. casements (or fixed lights) below 6no. top hung (or fixed) lights. The door was partially glazed, but less than it is now. There was also a fascia above the 'shopfront' and doors which is now lost, albeit there appears to have been a different fascia on each of the two historic photos. To the right hand side were originally 2no. single openings - a door to the left and a window to the right. The opening now links these two, widens what was the door opening, and extends the window opening further to the right. Again, the 'new' windows are casements and fixed units below top-hung and fixed lights.

The Listing states that the changes to the right hand side have occurred since 1974, whilst it states that the "ground floor has been wholly remodelled in the C20", leaving uncertain whether the changes to the left hand side were undertaken before or since 1974.



2021 photograph of the frontage of 9 High Street (source: 'britishlistedbuildings.co.uk')



Possibly late 19th century view towards 9 High Street (source: 'caerleon.net')



Possibly late 19th century view towards 9 High Street (source: 'southwalesargus.co.uk')

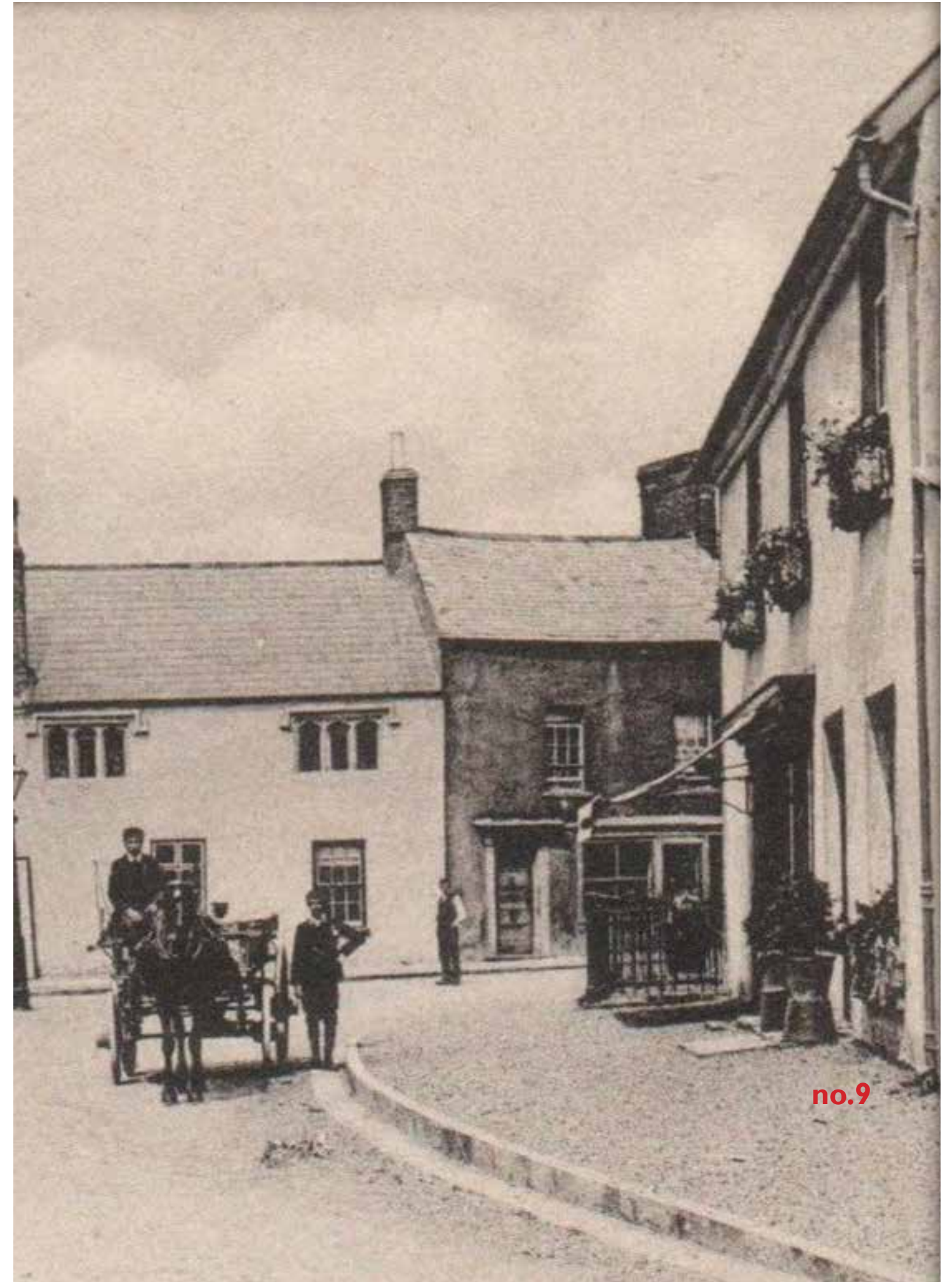
4.5.3 Historic Photograph Appraisal

The photograph to the right, possibly dating to the late 19th century - but as seen from the other side, as the viewer is standing south east of the building - shows the front of 9 High Street much as it was seen on the photographs on the previous page; again with window boxes to the 3no. upper windows and the lower right hand window. However, here there is an awning extended from the fascia above the left hand 'shopfront' windows and door to the ground floor.

The photograph below, dated 1899, from the same angle, shows much the same, albeit the awning seems to be coming out at a slightly lower level.



1899 view towards 9 High Street from the south east (source: 'francisfrith.com')



Late 19th century view towards 9 High Street from the south east (source: 'flickr')

4.5.3 Historic Photograph Appraisal

The top right photograph on this page, also possibly dating to the late 19th century, shows the front of 9, High Street much as it was seen on the photographs on the previous page, albeit part is covered by the cart and horse in the picture. The one difference is that, in this picture, there is an awning extended from the fascia above the left hand windows to the ground floor.

The bottom right photograph, which may date to around the 1920s - shows the left hand reveal of the left hand side 'shopfront' having been extended to the position that it is now. Presuming that the widening of the opening also involved new windows to the shopfront, There are also 2no. bell-shaped fittings now on looped brackets above the 'shopfront', which may be lights. Also, it appears that there is now a small canopy, or deep fascia, above the right hand door as well. The first floor is unchanged, with the 3no. sash windows with window boxes.

It is also now clear in this photograph that the lower ground floor window is also a 6-over-6 sash window painted off-white or cream, as the 3no. on the first floor.

The improved clarity on this photograph suggests that, whilst the 3no. top and 1no. bottom right window frames appear to be light in colour, the two doors, the left hand shopfront and the canopies / fascias appear all to be much darker in colour. Also clear in this photograph is the step outside the 2no. doors in a similar, or the same, form as is currently there.

Again a 2021 photograph of the frontage is shown below for comparison.



2021 photograph of the frontage of 9 High Street (source: 'britishlistedbuildings.co.uk')



Possibly late 19th century view towards 9 High Street (source: 'caerleon.net')



Possibly 1920s view towards 9 High Street (source: 'caerleon.net')

4.5.3 Historic Photograph Appraisal

The top right photograph on this page, possibly dating to the 1930s, shows little or no change from the 1920s to the building's front elevation, with its 4no. 6-over-6 sash windows (3no. to the top floor and 1no. to the right on the ground floor), all painted off-white or cream; the profile fascia over the 'extended' left hand ground floor 'shopfront' with the door on the right, all seemingly painted a darker colour, with the 2no. bell-shaped lights looped over the top; and the door in between the 'shopfront' and the right hand window of solid bottom half and 2no. vertical glazed panels to the top half and a letter box in between. Here, however, there no longer appears to be any canopy or fascia above the central door.

The bottom right photograph on this page, possibly dating to the 1940s, suggests the possibility of some change to the top of the fascia over the 'shopfront', and possibly the removal of the 2no. bell-shaped lights. However, everything else seems consistent with the previous photographs.

Again a 2021 photograph of the frontage is shown below for comparison.

This shows that the chimney on the party wall between nos. 9 and 8 was removed some time after the 1940s.



Possibly 1930s view towards 9 High Street (source: 'francisfrith.com')



2021 photograph of the frontage of 9 High Street (source: 'britishlistedbuildings.co.uk')



Possibly 1940s view towards 9 High Street (source: 'worthpoint.com')

4.5.3 Historic Photograph Appraisal

The photograph on this page, dated to the 1970 and 1992s, show the shopfront to the ground floor much as it now is, confirming that the significant change to it occurred between the 1940s and 1970s. The Listing states that the changes to the right hand side occurred after the original listing in 1974, but before the 2002 amendment; whilst it states that the “ground floor (exterior) has been wholly remodelled in the C20”, leaving uncertain whether the changes to the left hand side were undertaken before or since 1974. So, we can say that:

- The right hand shopfront was altered in the late 1970s and
- The left hand shopfront was altered between the late 1800s and the 1920s.

The bottom right photograph dates to 2016. Aside from the change in signage and the slight change in the colour of the render from off-white to cream, little changed in the 6no. years since.

The changes between 1992 and 2016 relate to:

- the loss of the fascias over both shopfronts;
- the loss of shutters on the first floor windows, which do not appear to have existed prior to the 1940s, and so do not appear to be replications of anything existing; and
- the removal of further large signs in between the windows on the upper floor.

It is notable, albeit, the resolution and nature of the photograph make it difficult to be certain, that, in 1992, the ground floor shopfront frames and fascia appear to be painted in a dark colour, as they appear to have been in the 1940s; however, it also appears that, in 1992, the upper floor window frames, and shutters, were also painted in a dark colour, which they do not appear to have been in the 1940s or prior to that.



1970s when it was the 'Copper Kettle' (source: caerleon.net)



2016 March view from other direction towards High Street (source: 'geograph.org.uk')

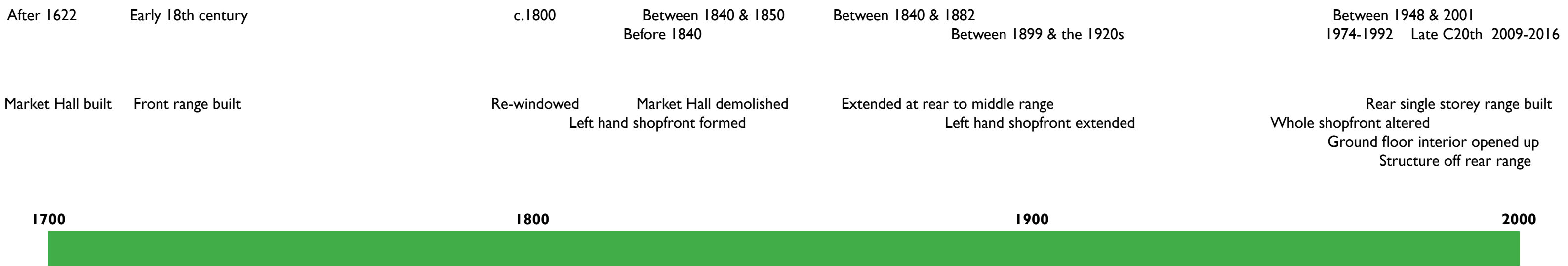


1992 view towards 9 High Street (source: 'southwalesargus')

4.5.4 Summary of 9 High Street, Caerleon’s Development

Based upon an appraisal of historic maps, historic photographs and the Listing description, the following is the assessment of phasing of the building:

After 1622	Market Hall built on junction between Bridge Street, High Street and Cross Street.
Early 18th century	Front range of 9, High Street built on Bridge Street just alongside the Market Hall. The flat-roofed two-storey range behind the frontage might date to the early 18th century, however, might be later - probably pre-1752; likely pre-1841; definitely pre-late 19th century.
c.1800	Building ‘re-windowed’.
Before 1840	The left hand side shopfront was probably formed; however, this might have been undertaken pre-1752; or even might have been original, albeit not likely.
Between 1840 & 1850	Market Hall demolished.
Between 1840 & 1882	9 High Street extended into site at rear, probably, producing middle two-storey range - possibly, but unlikely, a little later, however, definitely pre-1917.
Between 1899 & 1920s	Left hand side shopfront opening extended to left.
Between 1948 & 2001	Rear single storey range built - probably after 1948; definitely after 1937.
Between 1974 & 1992	Shopfront, window & door to front range altered at ground floor to both sides.
Late 20th century	Ground floor interior opened up.
Between 2009 & 2016	Further single storey flat roof temporary structure off the back of the rear range.
Early 21st century	Further internal changes undertaken.



Legend	
	Probably early 18th century - original.
	Possibly early 18th century (original). Possibly during one of shopfront changes (pre-1840 or between 1899 & 1882).
	Possibly early 18th century (original). Probably pre-1752. Definitely pre-1840.
	Possibly early 18th century (original). Probably pre-1752. Likely pre-1841. Definitely pre-late 19th century.
	Probably between 1840 & 1882. Definitely before 1917.
	Between 1899 & 1920s.
	Between 1974 & 1992.
	Post-1937, probably between 1948 & 2001.
	Probably late 20th century or early 21st century.

Architectural floor plan of a building complex. The plan shows various rooms and structural elements, color-coded for identification. Key features include:

- Red Areas:** Large sections on the left and bottom, possibly indicating original or specific structural elements.
- Cyan Areas:** A central corridor and a staircase area at the bottom left.
- Orange Areas:** Several rooms and corridors on the right side.
- Blue Areas:** Rooms and corridors on the far right.
- Green Areas:** Small sections along the left boundary.
- Yellow Dots:** Two dots located in the upper left quadrant.
- Labels:**
 - Benchmarks (BM): BM 18.65, BM 18.46, BM 18.45, BM 18.41, BM 18.52, BM 18.44, BM 18.65, BM 18.65, BM 18.68, BM 18.78, BM 18.65.
 - Finished Floor Levels (+FL): +FL 16.36, +FL 16.42, +FL 16.39, +FL 16.60, +FL 16.76, +FL 16.50, +FL 16.60.
 - Ceiling Levels (+CL): +CL 18.61, +CL 18.79, +CL 18.70, +CL 18.80, +CL 18.11, +CL 18.72.
 - Staircase Labels: UP, DN.
 - Height/Level Labels: H 18.34, C 16.92, H 18.82, C 17.22, H 18.65, C 17.69, H 18.78, C 17.90, H 18.55, C 17.68.

4.6 Phasing / Dated Plans - First Floor

Legend

- Probably early 18th century - original.
- Possibly early 18th century (original). Possibly during one of shopfront changes (pre-1840 or between 1899 & 1882).
- Possibly early 18th century (original). Probably pre-1752. Definitely pre-1840.
- Possibly early 18th century (original). Probably pre-1752. Likely pre-1841. Definitely pre-late 19th century.
- Probably between 1840 & 1882. Definitely before 1917.
- Between 1899 & 1920s.
- Between 1974 & 1992.
- Post-1937, probably between 1948 & 2001.
- Probably late 20th century or early 21st century.

First Floor Plan



4.7 The Setting and Context of 9 High Street

The 'Reason for Listing' no.9 High Street is "as a probably early C18 house retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon."

It is this 'group value' which is arguably what makes no.9 so important. It is very much an integral part of this historical Georgian setting.

The Caerleon Conservation Area Appraisal states that "there is no single prominent architectural style in the Conservation Area; however, a general 'polite' approach is common. This is typical of the Georgian style from the 18th century and illustrates the influx of money into Caerleon at this time. The buildings are simply ornamented, proportionally balanced and generally of a modest domestic scale".

It is this 'polite' approach; this consistency of building materials and finishes; and of architectural character - albeit simple in its style and bearing minimal ornamentation - which makes the 'Square' at Caerleon both historically significant and also aesthetically pleasing.

That is not to say that each building is the same. They are not. They each vary: some have dormers; window sizes and patterns vary; some have shopfronts, some do not; render colours vary; eaves and roof lines move up and down. This is representative of the fact that the buildings were not built at the same time, but over some 300 years, ranging from the 16th century to the 17th, 18th and even the 19th centuries; and that most have been altered to some degree through this period. However, they do this with respect for and sympathy with one another; without one building dominating the streetfront.

The panoramic photographs on this page were taken in November 2021 and show this consistency, yet tempered variation.



Panoramic view of northern face of High Street, looking down Cross Street, with 9, High Street directly in front in the centre, with the brown render

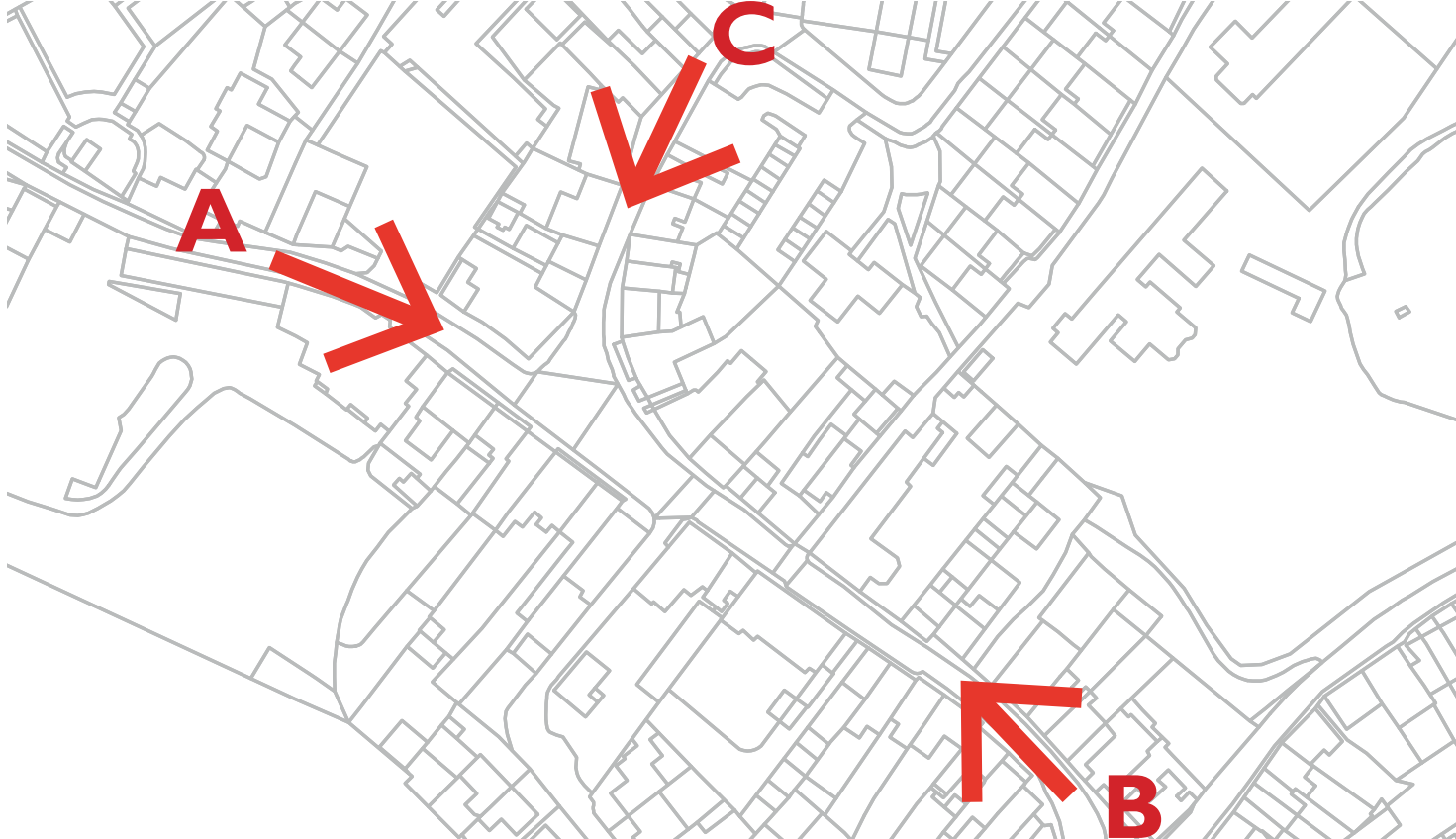


Panoramic view of northern face of High Street, with 9, High Street directly in front in the centre, with the brown render



Panoramic view of southern face of High Street, looking from 9, High Street, which is directly behind

Within the Caerleon Conservation Area Appraisal, attention is drawn to the importance of a dozen or so 'Important Views' within the town. 3no. of those views look towards the 'Square' at the junction of Cross Street, High Street and what was Bridge Street. Those are identified below. 2no. of those views (A & B) include 9, High Street very prominently in the frame.



All 3no. images courtesy of GoogleEarth StreetView

4.8 Other Listed Buildings Nearby

On the next few pages are the listings for the following listed buildings nearby to 9 High Street:

A	The Firs with attached railings	Grade II listed
B	10, High Street	Grade II listed
C	27, High Street	Grade II listed
D	28, High Street	Grade II listed
E	29, High Street	Grade II listed
F	No 30 including attached railings	Grade II listed
G	The Post Office	Grade II listed
H	Telephone Call-box outside the Post Office	Grade II listed
I	Letter Box outside the Post Office	Grade II listed
J	No 32 including attached railings	Grade II listed
K	33, High Street	Grade II listed
L	The Priory Hotel	Grade II listed
M	The Olde Bull Inn PH	Grade II listed
N	1, Cross Street	Grade II listed
O	2, Cross Street	Grade II listed
P	3, Cross Street	Grade II listed
Q	Pendragon House	Grade II listed
R	19, Cross Street	Grade II listed
S	20 & 21, Cross Street	Grade II listed



Caerleon Conservation Area Boundary (in red) with location of 9, High Street also in red, with other nationally listed buildings shown in purple and locally listed buildings shown in blue (source: Newport City Council).

A - The Firs with attached railings

The Firs with attached railings is protected by a grade II listing, which was designated on 1 August 1974 and was last amended on 18 January 2002.

The listing for The Firs with attached railings (with a Cadw ID No. of 2966 and OS Eastings of 334073, OS Northings of 190520 and an OS Grid reference of ST340905) states:

History

A probably C16 house extensively refurbished in the mid to late C18 and with some C19 alteration. The most significant C20 change is the punching through of the carriageway to the back yard. This was done post 1950 but before listing in 1974.

Exterior

The building is completely rendered, presumably over local rubble stone, with a machine tile roof. The street elevation is in two sections. The left hand section is a formal C18 facade which has been fitted to the existing building, this may be of brick. Two storeys, two windows, 6 over 6 pane sashes with exposed moulded cases. The windows are set very wide apart, which is an indication that the building is certainly older than the C18, and the ground floor windows are considerably wider than the upstairs ones. The original windows could have been something like the ones in The Olde Bull Inn (qv) opposite. To the right of this is the entrance which has a panelled door and a flat hood on brackets. Above this is a 6 over 6 pane sash. To the right again the ground floor has had a carriageway punched through and above this is a 3 3 pane C19 casement. The eaves line is lower to this section and the roof more steeply pitched and is probably the C16 original structure. There are no chimneys visible from the front. Low C19 wrought iron railings attached to the front. Spear railings with cast iron heads with alternate railings hooped over the spear heads. The rear elevation has been very changed and added to and nearly all visible features are C19 and C20 with mostly C19 sashes. The carriageway section has a reconstructed mansard to the rear.

Interior

Only a part of the ground floor was inspected at resurvey. The doorway enters the cross-passage. There is a plain doorway on the left into the front room which has no visible features. The doorway to the rear room is a C16 moulded stone one. Between these the staircase is an altered C18/C19 one. The room to the right of the passage has been destroyed by the carriageway.

Reasons for Listing

Included as a C16 house retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.



A - The Firs with attached railings, June 2021 (source: 'britishlistedbuildings.co.uk')



A - The Firs with attached railings, June 2021 (source: 'britishlistedbuildings.co.uk')



B - 10 High Street, June 2021 (source: 'britishlistedbuildings.co.uk')

B - 10, High Street

10, High Street is protected by a grade II listing, which was designated on 1 August 1974 and was last amended on 18 January 2002.

The listing for 10, High Street (with a Cadw ID No. of 2969 and OS Eastings of 334086, OS Northings of 190499 and an OS Grid reference of ST340904) states:

History

This house is probably C17 in origin, the clue being the very low ratio of window to wall. It was remodelled in the early C19 and later given a small shopfront but externally it has been little altered since then.

Exterior

The front elevation is pebble-dashed, presumably over local rubble stone. Machine tile roof with red ridge tiles and red brick stacks. Double depth central entrance plan. Two storey front with a painted plinth, a mid C19 shop window with plate glass window with moulded cornice and a door adjoining on the left which is flanked by pilasters, and the shop window has another to the right, pebble-dash stall-riser. To the left of this is a 6 over 6 pane sash with an exposed case, and on the floor above are two more smaller sashes the same. Low pitch roof with a ridge stack at either end, both have been heightened in a different red brick. Rear elevation not seen.

Interior

Not inspected at time of resurvey.

Reasons for Listing

Included as a probably C17 house retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.

C - 27, High Street

27, High Street is protected by a grade II listing, which was designated on 1 August 1974 and was last amended on 18 January 2002.

The listing for 27, High Street (with a Cadw ID No. of 2975 and OS Eastings of 334091, OS Northings of 190475 and an OS Grid reference of ST340904) states:

History

A house built together with No 28 in the mid C19 and unaltered since.

Exterior

The house is rendered, presumably over local rubble stone and has a Welsh slate roof with red ridge tiles and a red brick stack. Two storeys, two windows, sashes with marginal glazing, in moulded architraves. Doorway to the right of the ground floor with a shallow hood on ornate console brackets. Plank door with decorative planted detail. Paired brackets to overhanging eaves, low pitch roof, ridge stack to left. The rear elevation is also rendered.

Interior

Not inspected at time of resurvey.

Reasons for Listing

Included as a probably mid C19 house retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.



C - 27 High Street, July 2021 (source: 'britishlistedbuildings.co.uk')

D - 28, High Street

28, High Street is protected by a grade II listing, which was designated on 1 August 1974 and was last amended on 18 January 2002.

The listing for 28, High Street (with a Cadw ID No. of 26109 and OS Eastings of 334083, OS Northings of 190480 and an OS Grid reference of ST340904) states:

History

A house built together with No 27 in the mid C19 and little altered on the street front since apart from the insertion of a corner shop in the late C19.

Exterior

The building is rendered, presumably over local rubble stone and has a Welsh slate roof with red ridge tiles. Two storeys, L-shaped plan with three windows to the High Street and three to White Horse Lane. Doorway to the centre of the ground floor with a shallow hood on ornate console brackets. Plank door with decorative planted detail. Inserted corner shop, with the entrance canted across the corner and flanked by a plate glass window to the High Street and a 3-light one with timber mullions to White Horse Lane. Windows to the High Street are sashes with marginal glazing, in moulded architraves. Similar windows to White Horse Lane on the upper floor but the original sashes have been replaced in the two left hand ones; the ground floor window is a modern 3-light casement. Paired brackets to overhanging eaves, low pitch roof. The rear elevation is also rendered and has modern 3-light casements in the gable end and the main range.

Interior

Not inspected at time of resurvey. The ground floor is an open plan shop.

Reasons for Listing

Included as a probably mid C19 house and shop retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.



D - 28 High Street, July 2021 (source: 'britishlistedbuildings.co.uk')

E - 29, High Street

29, High Street is protected by a grade II listing, which was designated on 11 July 1951 and was last amended on 18 January 2002.

The listing for 29, High Street (with a Cadw ID No. of 2976 and OS Eastings of 334063, OS Northings of 190490 and an OS Grid reference of ST340904) states:

History

An early/mid C18 house for which the painted date 1734 could well be appropriate although its meaning is not known. The shopfront was inserted in the early/mid C19 and the building has been little altered since.

Exterior

The building is faced in stucco, presumably over local rubble stone, and has a Welsh slate roof with red brick stacks. Two storey, central entrance plan. The ground floor has two bowed shop windows with 3-lights with a transom, rendered stall-risers, fluted pilasters and cornice, door between. The upper floor has two windows, sashes with 2 over 2 panes. Between these is the painted date 1734. Moulded timber cornice, parapet, the roof has a heightened red brick stack to the right gable and a rebuilt one to the left which may be a part of the adjoining property. Rear elevation not seen.

Interior

Not inspected at time of resurvey. The ground floor is an open plan shop.

Reasons for Listing

Included as an early/mid C18 house retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.



E - 29 High Street, July 2021 (source: 'britishlistedbuildings.co.uk')

F - No 30 including attached railings

No 30 including attached railings is protected by a grade II listing, which was designated on 11 July 1951 and was last amended on 18 January 2002.

The listing for No 30 including attached railings (with a Cadw ID No. of 2977 and OS Eastings of 334056, OS Northings of 190495 and an OS Grid reference of ST340904) states:

History

A probably mid C18 house which was re-windowed in the Victorian period.

Exterior

The house is faced in stucco, presumably over local rubble stone and has a Welsh slate roof with ridge tiles and red brick stacks. Two storeys and attic, central entrance plan. Good doorcase with fluted pilasters, open pediment on brackets and radiating fanlight, fielded 6-panel door. This is flanked by tripartite sashes with 1 over 1 flanking 2 over 2 panes. The upper floor has three windows, tripartite ones as before flanking a narrow 2 over 2 pane sash. Moulded timber cornice and parapet, roof with two pedimented dormers, 3-light windows with pediments on brackets, heightened red brick stacks to each gable. Late C19 wrought iron railings with alternate spears and loops are attached to the front. Rear elevation not seen.

Interior

Not inspected at time of resurvey.

Reasons for Listing

Included as a probably mid C18 house retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.



F - 30 High Street, to left of Post Office, April 2009 (source: 'geograph.org.uk')

G - The Post Office

The Post Office is protected by a grade II listing, which was designated on 11 July 1951 and was last amended on 18 January 2002.

The listing for the Post Office (with a Cadw ID No. of 2978 and OS Eastings of 334048, OS Northings of 190500 and an OS Grid reference of ST340905) states:

History

This is probably an C18 house which was heightened in the first half of the C19 and it was given a shopfront later in the C19. It has been little changed since.

Exterior

The street elevation is in joint-lined stucco, presumably over local rubble stone, and it has a Welsh slate roof with red brick stacks. It has three storeys of which the upper one is probably an addition. Double fronted central entrance plan, door with rectangular fanlight. Wide 4 over 4 pane sash to the left. Altered late C19 shop to the right; this has a 4-light window with a panelled surround and a cornice. Two windows, 6 over 6 pane sashes on the first floor, centre one is blocked with a sunk panel. The upper floor has smaller 2 over 2 pane sashes. Low pitch roof with stacks at either gable. The rear elevation is also rendered, but only the upper wall was seen.

Interior

The ground floor is entirely an open plan shop and the interior was not otherwise seen.

Reasons for Listing

Included as a probably C18 house retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.



G - Post Office, High Street, July 2021 (source: 'britishlistedbuildings.co.uk')

H - Telephone Call-box outside the Post Office

The Telephone Call-box outside the Post Office is protected by a grade II listing, which was designated on 21 December 1992 and was last amended on 18 January 2002.

The listing for the Telephone Call-box outside the Post Office (with a Cadw ID No. of 3094 and OS Eastings of 334052, OS Northings of 190504 and an OS Grid reference of ST340905) states:

History

Design introduced by the GPO in 1936 to the standard design of Giles Gilbert Scott, architect of London, but this example was probably installed after WWII.

Exterior

K6 type square, red kiosk of cast iron construction. Embossed foundry plate not decipherable. Domed roof with 4 lunettes with King George VI crowns over red lettered opals and ventilation slits. Raised surrounds to the door and sides with marginal glazing bars to horizontal glazing. Blank rear, moulded plinth.

Reasons for Listing

Included for its strong group value with the surrounding historic buildings in the centre of Caerleon.



H - Telephone Call-box outside the Post Office, High Street, July 2021 (source - 'britishlistedbuildings.co.uk')

I - Letter Box outside the Post Office

The Letter Box outside the Post Office is protected by a grade II listing, which was designated on 18 January 2002 and has not been amended since.

The listing for the Letter Box outside the Post Office (with a Cadw ID No. of 26134 and OS Eastings of 334049, OS Northings of 190506 and an OS Grid reference of ST340905) states:

History

A George VI letter box probably erected post WWII.

Exterior

Cast iron letter box manufactured by McDowell, Stevens and Co. of London and Falkirk inscribed on the base. It is unaltered apart from the addition of a stamp vending machine fixed to its right hand side.

Reasons for Listing

Included for its strong group value with the surrounding historic buildings in the centre of Caerleon.



I - Letter Box outside Post Office, High Street, June 2021 (source: 'britishlistedbuildings.co.uk')

J - No 32 including attached railings

No 32 including attached railings is protected by a grade II listing, which was designated on 11 July 1951 and was last amended on 18 January 2002.

The listing for No 32 including attached railings (with a Cadw ID No. of 2979 and OS Eastings of 334042, OS Northings of 190506 and an OS Grid reference of ST340905) states:

History

The low ratio of window to wall suggests that this house is C17 in origin, remodelled and heightened in the late C18 and with an inserted mid C19 shopfront. The heightening is suggested by the taller upper storey with the more evenly spaced windows and the low pitch roof. Externally it has been unchanged since then.

Exterior

The building is rendered, presumably over local rubble stone and has a Welsh slate roof and a red brick stack. Two storey central entrance plan, but the front is not symmetrical. Panelled door with blocked fanlight and open pediment on brackets, panelled pilasters. Two windows on each floor. To the left of the door is a small mid C19 shopfront with carved brackets to the fascia and a 3 x 2 pane window with plain surround. To the right is a plain 6 over 6 pane sash. The floor above has two 6 over 6 sashes with exposed cases. Low pitch roof with shared stack to the right gable. Decorative late C19 cast iron railings and gate are attached to the front at both ends of the facade. Rear elevation not seen.

Interior

Not inspected at time of resurvey. The elevation suggests a basic 2-room plan with cross-passage.

Reasons for Listing

Included as a probably C17 and C18 house retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.



J - No 32 including attached railings, June 2021 (source: 'britishlistedbuildings.co.uk')

K - 33, High Street

33, High Street is protected by a grade II listing, which was designated on 11 July 1951 and was last amended on 18 January 2002.

The listing for 33, High Street (with a Cadw ID No. of 2980 and OS Eastings of 334033, OS Northings of 190511 and an OS Grid reference of ST340905) states:

History

This house dates from very close to 1800 and externally has been unaltered since apart from reroofing. It was the birthplace of Arthur Machen (Arthur Jones) (1865-1947) an author who did much to popularise the Arthurian legends and their connection with the Caerleon area.

Exterior

The house is smooth rendered, presumably over local rubble stone and has a Welsh slate roof, red ridge tiles and red brick stacks. It has a two storey, central entrance plan, with a small rear wing. Six-panel door with fanlight and broken pediment on brackets, reeded pilasters. Three windows, all plain sashes with 6 over 6 panes. Moulded timber eaves cornice. Low pitch roof with gable ends, stacks at each gable and to rear wing, that to the left gable is shared with No 32. Rear elevation not seen.

Interior

Not inspected at time of resurvey. The ground floor windows have panelled shutters.

Reasons for Listing

Included as a late C18 or early C19 house retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.



K - 33 High Street, June 2021 (source: 'britishlistedbuildings.co.uk')

L - The Priory Hotel

The Priory Hotel is protected by a grade II listing, which was designated on 11 July 1951 and was last amended on 18 January 2002.

The listing for The Priory Hotel (with a Cadw ID No. of 2981 and OS Eastings of 334012, OS Northings of 190523 and an OS Grid reference of ST340905) states:

History

A building of apparently medieval and early C16 origins, and some of the rubble walling seems to survive from then, but it was altered in the C17 and C18 and its external appearance and all features are almost entirely early/mid C19 and later. Its overall character is of a Tudor Revival of c1840 which has been overlaid by many changes made necessary by the upgrading of the building to a late C20 hotel. It is said to have been built on the site of a Cistercian priory of probably C12 date. It was a private house of the Morgan family from 1450 to 1835 and has been a hotel since the mid C20.

Exterior

The building is constructed of local red sandstone conglomerate rubble with freestone dressings and with Welsh slate roofs with red brick chimneys. It has an extremely rambling plan which is very difficult to interpret and the main street elevation (north west) is a considerable distance from the garden elevation (south west). The buildings are two storeys throughout. The street elevation, from the left: a gabled section with a wing going back, this has two 2-light windows on the ground floor and a 3-light one above, all Tudor type with pointed heads to the lights and label moulds. There is a plinth and quoins to the left and the gable is outlined, pediment like, in stone, and there are kneelers and a moulded capstone to the gable. The left hand return has a 2-light window visible on the upper floor; the ground floor is hidden by the rubble wall which connects the building to No 32 High Street (qv). This wall contains a blocked doorway on the end in red brick. The next section is a two bay one with a 2-light window on each floor to the left and the entrance to the right. This has a stone framed square headed doorway below and a stone framed 3-light oriel above, this has a parapet rising above the eaves. Low pitch roof, with a 3-flue stack on the junction with the wing to the left and a single flue one in the rear slope. To the right again is a five window range along the street with the windows placed randomly, apart from the four furthest to the right. All windows are 2-light as before, but they vary in size and only the ground floor ones have label moulds. The roof pitch is different and the ridge higher than the previous range. Next comes a long range which is blind apart from a single introduced 2-light window, plain roof with a massive chimney stack. There are also indications of blocked openings. This range was the stables (and was previously listed together with the boundary wall qv) but it has now been incorporated into the hotel as a range of bedrooms.

The garden elevation, from the right: a gabled wing with a 4-light timber mullion and transom oriel over a similar window. Then comes a single bay range with the roof in line with the elevation. This has a 3-light mullion and transom casement below and above, and a 6 over 3 pane sash in the left return of this range. Then comes a single gabled bay with a modern 2-light window above and below, the upper one has a small, possibly Tudor, niche to the right of it. The left return of this has a huge lateral stack with four tall brick flues, these are set on the diamond and panelled, the fourth and largest is on the square. Next comes a parallel range set back, with the hotel entrance and a small paned casement on the ground floor and three casements above, all these are late C20 joinery; massive lateral stack entirely hidden by creeper. Next comes the long lower range, previously the stables now bedrooms. Nine bays, doors and windows below, windows above, 2 and 3-light casements all late C20, massive ridge stack.

Interior

The street entrance reaches a vaulted passage which goes round a once open courtyard, now roofed above the ground floor. This has small traceried windows in 4-centred heads and these have painted heraldic windows. The vaulted passage is early C19 but the windows could be Tudor. To the left is a room to the front which has a Tudor fireplace and oak panelling which could be c1600. The staircase is of an early C18 closed string open well form with a moulded walnut handrail but it seems to have been reconstructed with a Gothic balustrade in the early Victorian period. The staircase is lit by a 5-light mullion and transom window with a stained glass picture of Roman Caerleon. The bar and reception area of the hotel is almost completely replanned and decorated as part of the late C20 hotel alteration. The upper stair hall is roofed by a semi-dome with bossed ribs in a late C18 or early C19 Gothic manner. The upper corridor also surrounds the small internal courtyard with windows looking on to the roof. None of the roof structures were seen at resurvey.

Reasons for Listing

Included as an early C19 Tudor Revival house with earlier origins, but retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.



L - The Priory Hotel, November 2021 (source: own)



L - The Priory Hotel, November 2021 (source: own)

M – The Olde Bull Inn PH

The Olde Bull Inn PH is protected by a grade II listing, which was designated on 11 July 1951 and was last amended on 18 January 2002.

The listing for The Olde Bull Inn PH (with a Cadw ID No. of 2967 and OS Eastings of 334046, OS Northings of 190529 and an OS Grid reference of ST340905) states:

History

The Olde Bull is an old coaching inn which is reported to have medieval origins and the evidence of the Upper Hall roof does suggest the late medieval period i.e. the earlier C16 and the Perpendicular windows also agree with this. The inn was given a considerable refurbishment in 1925 when the mock timber framing was applied and the windows and ceilings changed but photographs from earlier in the C20 show that the front door into the cross-passage had already gone before then.

Exterior

The building has a wholly rendered exterior, probably over local rubble stone, with mock timber framing on the upper floor, Welsh slate roofs. It has an L-shaped plan, with the main range facing the Market Place and the wing facing the High Street, but the angle between the two has also been infilled by a later wing.

The main elevation is to the Market Place, but it no longer has an entrance. The ground floor has three altered openings containing C20 cross-framed casements, the right hand one was the original entrance to the cross-passage. The upper floor has mock timber framing in square panels with a 2-light and two 3-light C16 windows with hollow chamfers, 4-centred heads and label moulds, plain glazing. Between the first and second windows is a wall stack which is entirely C20 brick above the eaves. The left hand return has a C20 cross-framed window on the ground floor and a corbelled stack above this, but the chimney above the roof is C20 brick. The rear wing has a 3-light C20 window below and a 3-light C16 one above. The wing has been extended by a lower two storey gabled wing in the C20. This hides the large external stack against the C16 gable end. This has two flues but is truncated at eaves level and only one continues in C20 brick. Additional single storey gabled wing in the angle between the two wings.

Interior

The ground floor has been opened out into one interconnecting bar, but the different spaces can still be recognised. The main range has evidence of a cross-passage at the north end where it abuts No 1 Cross Street (qv). The street door has been converted to a window, but the rear door leading to the toilets is stone framed with a 4-centred head. This could well be the original front door moved to the back, or it could be in situ. Mortices in the beam to the north of the rear door show where a post-and-panel screen once was and this suggests that the Bull originally extended north by another room and that the dividing wall between it and No 1 Cross Street is a later insertion. Some of the beams and floor joists in the main range are stopped and chamfered but there has been much more alteration than in the rear wing where the ceiling is all original with stopped and chamfered beams and joists. There is a corbelled stack visible outside the rear door of the cross-passage and this would have heated the room which extended into No 1. The staircase is a rather damaged early C18 dog-leg. The upper floor has no features visible other than the inside faces of the C16 windows, one beam with a run-out stop and one roll moulded principal rafter and its purlin. This is only partly visible, but strongly suggests a Great Room with a high ceiling intended to be seen, or, in the context of a late medieval house, an Upper Hall. According to the evidence of the corbelled stack this room would have stretched further north and could thus have been lit by three of the 3-light windows. There are now only two, and these each light a bedroom with a partition between. It was not possible to see any other part of the roof structure.

Reasons for Listing

Included as a C16 house retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.



M - The Olde Bull Inn PH, June 2021 (source: 'britishlistedbuildings.co.uk')



M - The Olde Bull Inn (source: 'Wikimedia Commons')



1899 photo of The Bull Inn, Caerleon (source: 'francisfrith.com')



1941 photos of Ye Olde Bull Inn, Caerleon (source: 'gettyimages.co.uk')

N - 1, Cross Street

1, Cross Street is protected by a grade II listing, which was designated on 1 August 1974 and was last amended on 18 January 2002.

The listing for 1, Cross Street (with a Cadw ID No. of 2961 and OS Eastings of 334053, OS Northings of 190535 and an OS Grid reference of ST340905) states:

History

From external evidence the building dates from about 1800, but the interior of the C16 Olde Bull Inn next door (qv) shows that it once extended into No 1 and there may be some residual fabric. The shopfront is a C19 one but it has had some late C20 repairs.

Exterior

The front of the building is rendered, presumably over local rubble stone, Welsh slate roof. Two storey double depth house with shopfront introduced into the ground floor. Early C19 slightly bowed shop windows with central door and cornice, the stall-risers have been reconstructed as have the windows themselves with the original small panes replaced by 2 x 2 panes on either side of the door. Pilastered door case to left hand side with rectangular fanlight. Two windows to the first floor with 6 over 6 pane sashes. Timber eaves, low pitch roof with end stacks, but the left hand one is probably a part of The Olde Bull (qv). The rear elevation has been altered and has late C20 features.

Interior

The ground floor is a shop without historic features. The interior was otherwise not seen at resurvey.

Reasons for Listing

Included as a probably early C19 house and shop having strong group value in the centre of Caerleon.



N - 1 Cross Street, June 2021 (source: 'britishlistedbuildings.co.uk')

O - 2, Cross Street

2, Cross Street is protected by a grade II listing, which was designated on 1 August 1974 and was last amended on 18 January 2002.

The listing for 2, Cross Street (with a Cadw ID No. of 2962 and OS Eastings of 334056, OS Northings of 190542 and an OS Grid reference of ST340905) states:

History

An early C19 house, converted for commercial use on the ground floor probably first in the C19, but this is now wholly C20.

Exterior

The street elevation is rendered, presumably over local rubble stone, and has a Welsh slate roof. It is a two storey double depth building with a shopfront inserted into the ground floor. This shopfront has two large plate glass windows with cills under the same fascia but with a rendered panel between, doorway abuts on the left, also under the same fascia, all this is late C20. The first floor has three windows, 8 over 8 pane sashes with projecting cills. Timber eaves, low pitch roof with redbrick ridge stack to the right. The rear elevation has been altered and has late C20 features, including plastic 8 over 8 sashes.

Interior

Not inspected at time of resurvey. It is now a restaurant.

Reasons for Listing

Included as a probably early C19 house having strong group value in the centre of Caerleon.



O - 2 Cross Street, June 2021 (source: 'britishlistedbuildings.co.uk')

P - 3, Cross Street

3, Cross Street is protected by a grade II listing, which was designated on 1 August 1974 and was last amended on 18 January 2002.

The listing for 3, Cross Street (with a Cadw ID No. of 2963 and OS Eastings of 334059, OS Northings of 190549 and an OS Grid reference of ST340905) states:

History

This house must date from close to 1600, but only the basic structure survives and all features are late C20.

Exterior

The building is cement rendered, presumably over local rubble stone, concrete tile roof. It has a two storey, single depth cross-passage plan. The street elevation has three windows, 3-light timber mullion windows with ovolo mouldings and leaded lattice casements, except for the left hand ground floor one which is 4-light. Central C17 type panelled door with vertical strips planted over the joints. All these features are post listing in 1974, but the first floor windows reproduce what was there before. Steeply pitched roof with stone stack to right hand ridge end. The rear elevation is also rendered and has two C17 type 2-light casements on the upper floor, these are also late C20 reproductions.

Interior

The interior was not seen at resurvey, except for the cross-passage which has oak framed partitions to either side which have square panels with plaster infill, the base plates have been replaced. The rest of the house is said to have been completely modernized post listing.

Reasons for Listing

Included as a probably late C16 house having strong group value in the centre of Caerleon.



P - 3 Cross Street, June 2021 (source: 'britishlistedbuildings.co.uk')

Q - Pendragon House

Pendragon House is protected by a grade II listing, which was designated on 18 January 2002 and was last amended on 23 May 2002.

The listing for Pendragon House (with a Cadw ID No. of 26128 and OS Eastings of 334074, OS Northings of 190550 and an OS Grid reference of ST340905) states:

History

Probably has origins as a single storey C18 or earlier house, but raised in height and remodelled in the mid C19 to form house and shop externally little altered since. Known to have been a butcher's in late C19 and earlier C20.

Exterior

The building is rough rendered, probably over local rubble stone, with stucco dressings and a roof with brick stacks. Two storey double depth central entry plan. The ground floor has a panelled door with a rectangular overlight in a stucco surround. To the left is a contemporary three pane shop window with panelled door to right, rendered stall riser, overall hood on brackets. To the right is a tripartite window with marginal glazed sashes and stucco surround. Three similar single light sashes above with cornice heads. Low pitch gabled roof with end stacks.

Interior

Much of interior has lost details due to use as business, but retains C19 wooden stair with plain newels, and some 4-panelled doors.

Reasons for Listing

Included as a probably mid C19 house and shop having strong group value in the centre of Caerleon.



Q - Pendragon House, June 2021 (source: 'britishlistedbuildings.co.uk')

R - 19, Cross Street

19 Cross Street is protected by a grade II listing, which was designated on 1 August 1974 and was last amended on 23 May 2002.

The listing for 19 Cross Street (with a Cadw ID No. of 26107 and OS Eastings of 334071, OS Northings of 190543 and an OS Grid reference of ST340905) states:

History

Although in appearance an early/mid C19 house and mid C19 shop, the building originated as a probably C18 single-storey cottage which was later raised in height and remodelled. The owner believes the house can be dated to 1704, and a probably C18 key was discovered during renovations. Early fabric is clearly visible in the rear wall beneath lean-to addition. The building has been externally little-changed since the mid C19.

Exterior

The building is constructed of local rubble stone which has been rendered to the main elevation and has a Welsh slate roof with red ridge tiles and a red brick stack. It is a two storey double depth central entrance plan with a shopfront in the right hand half of the facade. The ground floor has a 6 over 6 pane sash, a plain doorway, a 2 x 2 pane casement and a small mid C19 shopfront with 3 x 2 panes in a panelled architrave. Above are two 6 over 6 plain sashes. Low pitch roof with stack on the right gable. Single storey lean-to addition. The rear garden has a deep stone-lined well about 1.5m in diameter.

Interior

Ground floor largely open plan to front with spiral stair. Evidence of C18 origins in stonework, particularly in rear wall of front area. Roof structure largely intact, and of late C18/early C19 date.

Reasons for Listing

Included as a building with C18 origins, remodelled to its present appearance in the early and mid C19, and of strong group value in the centre of Caerleon.



R - 19 Cross Street, June 2021 (source: 'britishlistedbuildings.co.uk')

S - 20 & 21, Cross Street

20 & 21 Cross Street are protected by a grade II listing, which was designated on 1 August 1974 and was last amended on 18 January 2002.

The listing for 20 & 21 Cross Street (with a Cadw ID No. of 2965 and OS Eastings of 334070, OS Northings of 190535 and an OS Grid reference of ST340905) states:

History

No 20 and part of No 21 are early C19 while the rest of No 21 is probably C18 in origin, remodelled in the C19 and with an inserted mid C19 shopfront. There has externally been little change to either building since the mid C19.

Exterior

The buildings are wholly rendered to the main front, presumably over local rubble stone, with red ridge tiles and a red brick chimney. Two storeys to both, with a continuous eaves line, although the roof pitches are quite different. The early C19 part is to the left with No 20 first. This has a 4 over 4 pane sash with exposed case to the left and a 4-panel door to the right. Above is a plain 4 over 4 pane sash. To the right and of the same build is a larger door (to No 21) with panelled doorcase and hood, above this is a plain 4 over 4 sash. The roofs of No 20 and No 21 are covered in different slates. To the right again is the older section which is wholly No 21. This has a 4 over 4 pane flush framed sash on the left and a small shopfront with five vertical lights in a pilastered frame with cornice to the right. Above are two more 4 over 4 sashes as before. Much more steeply pitched roof with stack to the left gable. Rear elevation not seen.

Interior

Not inspected at time of resurvey.

Reasons for Listing

Included as an C18 and C19 house with shop having strong group value in the centre of Caerleon.



S - 20 & 21 Cross Street, July 2021 (source: 'britishlistedbuildings.co.uk')