

Reference	1805.25/GF	December 2025
Project Title	9 High Street, Caerleon, Newport, NP18 1AG Conservation repairs and alterations	
Document	Heritage Impact Statement	
Architect	Graham Frecknall Architecture & Design Wyastone Business Park Wyastone Leys Monmouth NP25 3SR	

1.0 Preface

1.1 Previous applications for planning permission (Ref. 24/0193) and listed building consent (Ref. 24/0194) were submitted for the redevelopment of 9 High Street, Caerleon. These have now been withdrawn and this Heritage Impact Statement has been written to accompany a new listed building application for a much reduced scheme.

1.2 The Heritage Impact Assessment produced by Ashley Davies, that formed part of the original listed building application is still apposite and is therefore reused. A new Heritage Impact Statement has been produced to account for the new design proposals.

1.3 Introduction

1.4 9 High Street, Caerleon is a Grade II listed building of special architectural and historic interest. It is an early 18th-century property (probably early 1700s) that has evolved over time through various alterations. The building stands in the historic core of Caerleon, within the footprint of the first-century Roman legionary fortress (Isca Augusta); notably, the High Street follows the line of the fortress's via praetoria. Its location and longevity endow it with considerable heritage value, as it has changed from a private dwelling to a range of commercial uses over the centuries (including use as shops, a café, and a wine bar). The structure retains significant historic character and fabric from its earlier periods, despite later modifications. Notable changes to the building's fabric include alterations to window openings and the shopfront – for example, the installation of new sash windows around c.1800 and the addition of a double shopfront in the late 20th century. These physical layers of change contribute to the building's story and significance.

1.5 Heritage Values: In line with conservation best practices (Cadw's Conservation Principles), the significance of 9 High Street can be described in terms of several heritage values:

- 1.6 **Evidential Value:**
- The building's historic fabric provides tangible evidence of its construction and adaptation over time. Surviving elements (and even altered features) help us understand how the structure was originally built and how it has changed through different periods. For instance, the present façade shows traces of earlier configurations – the replaced sash windows and modified shopfront reflect 19th- and 20th-century interventions. This evidential value means the building itself is a record of past human activity and architectural practice on the site.
- 1.7 **Aesthetic Value:**
- 9 High Street makes a positive visual contribution to the streetscape of Caerleon's historic Market Place. Its two-storey rendered façade with Georgian-proportion sash windows presents an appearance in keeping with the town's 18th–19th century character. The building's age and patina, combined with its traditional scale and materials, give it aesthetic appeal. Changes over time (such as the current shopfront design) have largely respected the building's human scale and street presence. The setting within a row of period buildings enhances its aesthetic and historic group value.
- The present dilapidated condition of the building and the shopfront specifically is in a very poor state of repair. The shopfront is modern, of poor quality and of limited historical interest. The whole appearance detracts from the aesthetic value of both the listed building and the conservation area.
- 1.8 **Group Value:**
- The property is part of a noteworthy group of historic buildings in the centre of Caerleon. It stands adjacent to and opposite other listed buildings around the Market Place, collectively forming a harmonious historic townscape. The listing designation explicitly notes the building's "strong group value with the surrounding historic buildings in the centre of Caerleon". Together, these structures reflect the architectural and social development of Caerleon.

The poor state of repair and the resultant appearance of the building has an adverse impact on the character and appearance of the conservation area and undermines the designation of number 9 High Street for its group value.

1.9 Communal Value:

Over its long history, 9 High Street has been cherished by local people and communities who associate it with the life of the town. As a venue that has hosted various local businesses and gathering places (from a shop and café to a wine bar), it features in the collective memory and experience of Caerleon's residents. The building's continuity of use and familiar presence on High Street mean it holds sentimental and cultural importance for the community. Cadw's principles note that communal value stems from the meanings a place holds for people and its role in their collective experience.

1.10 Social and Economic Value:

In addition to its heritage values, the building has ongoing social and economic importance. By accommodating businesses and services over time, it has contributed to the social life of the community (as a hub for dining, commerce, and socializing) and to the local economy. Historic assets like this can provide employment, attract visitors, and support the vitality of historic town centres. The continued use of 9 High Street as a commercial premises thus adds an economic dimension to its significance, ensuring that the building remains actively integrated into the community.

1.11 Proposed Works (Description)

The proposed works for which listed building consent is sought are predominantly like-for-like repairs and maintenance, with the ground floor use as a café and wine bar being retained and a change of use to the first floor from a restaurant and hot food take-away to 2 no. offices. The works are intended to conserve the building's fabric and ensure its continued viable use, without altering its fundamental character. Repairs will use appropriate traditional materials and methods in line with conservation best practice – for example, renewing deteriorated sections of render, timber, or roofing on a like-for-like basis. All existing and new woodwork will be finished in a historically appropriate manner (the submitted plans note that

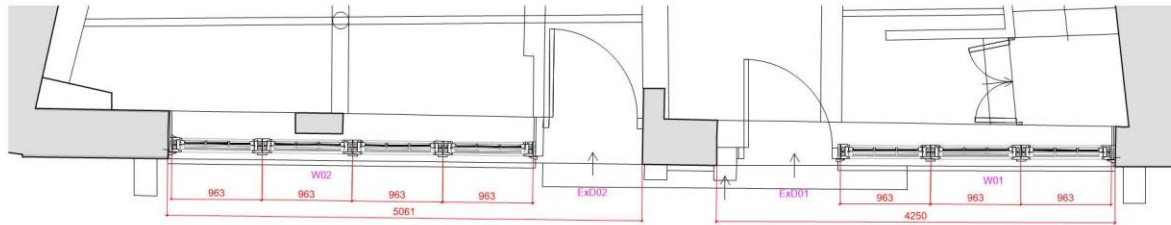
- the front elevation render is to be repainted with a breathable silicate paint in a heritage “Lime White” colour, and all joinery painted anthracite grey to match the established colour scheme). Such measures will preserve the building’s appearance and materials, preventing decay while respecting its original construction.
- 1.12 The primary design alteration proposed is a refurbishment of the ground-floor shopfront to better suit the building’s historic character. This new shopfront design has been developed in close consultation with the Local Authority’s Conservation Officer and with reference to the Caerleon Conservation Area Appraisal. The goal is to replace the existing modern shopfront elements (which date from late 20th-century alterations and do not hold historic value) with a more sympathetic design that enhances the building’s frontage. The proposed shopfront will reflect traditional proportions and detailing typical of historic High Street facades. Notably, the design retains the original structural openings and configuration of the ground-floor, avoiding any removal of historic wall fabric. High-quality, period-appropriate materials such as painted wood for frames/mouldings and glass will be used. Overall, the new shopfront is intended to blend with the building’s 18th-century origins and the character of surrounding properties, rather than appearing as a modern intrusion.
- 1.13 The submitted comparison drawing in Appendix 1 shows the front (south-west) elevation and a sectional plan through the frontage, before and after the proposed changes. The proposed shopfront (right side in the image) is designed to maintain the scale and rhythm of the existing facade openings, with no enlargement or relocation of windows/doors. Its detailing – including frame profiles, mullions, and transoms – is in keeping with the building’s period style, and the overall appearance remains balanced and in proportion. Developed in consultation with the Conservation Officer, this design is considered sympathetic to the building’s historic character and preserves the visual unity of the High Street. By using traditional joinery and finishes (anthracite grey painted timber, as noted) the new frontage will sit comfortably alongside the retained historic fabric.

- 1.14 The proposed south west elevation in Appendix 1 shows the new shopfront design with retractable awning. The building's exterior retains its rendered finish and sash windows, while the ground-floor is updated with the improved shopfront. The design includes an awning integrated above the shop window – this is a traditionally styled retractable awning. When extended, the awning would provide shade for the shopfront but can be fully retracted to preserve the building's original appearance when not in use. All new elements are aligned with the historic features. As a result, the proposed external changes are modest and respectful of the building's early Georgian character, ensuring the façade continues to contribute positively to the conservation area.
- The proposed work includes the conservation repair or replacement of windows and external doors as specified in the schedule AL.14 included with the applications.
- 1.15 **Assessment of Impact**
- The impact of the proposed works on the significance of 9 High Street is assessed to be neutral to positive. The works have been carefully designed to avoid any material harm to the building's heritage values. There will be no significant loss of historic fabric: the interventions largely consist of repairs in situ and replacement of already modern elements (the existing shopfront and fittings). Structural and decorative features that contribute to the building's character are being preserved and protected. Indeed, the existing ground-floor shopfront was a late 20th-century insertion; its replacement with a historically sympathetic frontage causes no loss of original fabric and enhances the building's appearance.
- 1.16 Crucially, the proposal preserves the special architectural and historic interest of the listed building. The building's external character, form, and decorative details will remain intact or be restored in a like-minded manner – thereby maintaining its historic integrity and its relationship with the surrounding townscape. The property's noted group value as part of Caerleon's historic centre will be unharmed: post-works, No. 9 will look very much as it does now, only in a well-maintained state and with an improved

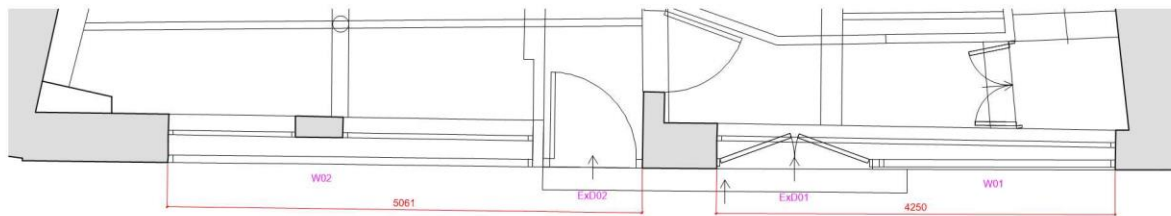
traditional shopfront that complements the adjacent historic buildings. The setting within the conservation area is thus preserved and arguably improved by the removal of unsympathetic modern alterations.

- 1.17 From a heritage policy perspective, the scheme is consistent with the principle of conserving and enhancing listed buildings. It does not approach any threshold of substantial harm or even less-than-substantial harm as defined in national policy – instead, it constitutes a sensitive enhancement. By addressing maintenance issues and using high-quality, appropriate design interventions, the proposal will provide repairs and enhancements to facilitate its ongoing occupation and use, thereby securing the long-term conservation of 9 High Street. The building's ongoing use and good repair are the best guarantees of its survival; the works will ensure that this important historic asset continues to be enjoyed by present and future generations, with its significance preserved. In conclusion, the proposed works are considered acceptable in heritage terms, having a neutral (no adverse) impact on the building's significance and a positive impact on its setting and that of the Caerleon Town Conservation Area, while offering a beneficial effect by prolonging the life and integrity of this Grade II listed building.

Appendix 1. Drawing AA.01, Front elevation plan & Section; as Existing & Proposed



Plan through front elevation, as Proposed
1.25



Plan through front elevation, as Existing
1.25



Front elevation, as Proposed
1.50



Front elevation, as Proposed
1.50

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Notes

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No. Date By Revisions

Job Title
9 HIGH STREET, Caerleon

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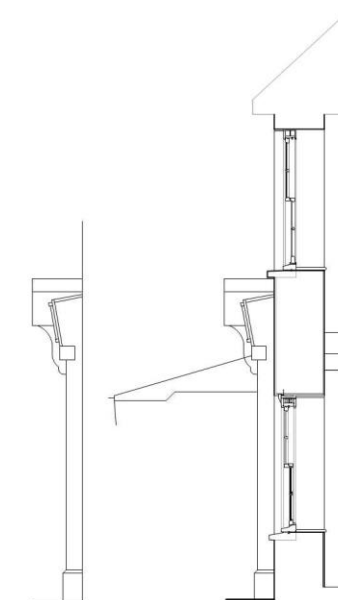
Vyshore Lays, Vyshore Business Park, Monmouth, NP25 5SR

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Drawing Title
Front elevation plan & Section, as Existing & Proposed

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Drawing AL.15, South west elevation; as Proposed



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No. Date By Revisions

Job Title

9 HIGH STREET, Caerleon

Drawing Title

South west elevation; as Proposed

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