

**CAERLEON CONSERVATION AREA
CONSERVATION AREA APPRAISAL
FEBRUARY 2019**

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Consultation Draft

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CAERLEON: CONSERVATION AREA APPRAISAL

CONTENTS

1.0 INTRODUCTION	04	4.0 APPRAISAL	29
1.1 Caerleon Conservation Area	04	4.1 Statement of Special Interest	29
1.2 Definition of a Conservation Area	04	4.2 Audit of Heritage Assets	30
1.3 Purpose and Scope of the Conservation Area Appraisal	07	4.3 Issues & Opportunities	35

2.0 PLANNING POLICY CONTEXT	08	5.0 MANAGEMENT PLAN	39
2.1 UK and Welsh Legislation	08	5.1 Control Measures Brought About by Conservation Area Designation	39
2.2 Local Policy	08	5.2 Conservation & Design Guidance	39
2.3 Guidance	09	5.3 Aims & Objectives	43
2.4 Consultation	09		

3.0 CHARACTER	10	FURTHER INFORMATION	45
3.1 Historical Development	10		
3.2 Archaeology	15	ARCHITECTURAL GLOSSARY	47
3.3 Topography	15		
3.4 Views	16	CONTACT DETAILS	48
3.5 Configuration & Direction of Movement	21		
3.6 Architectural Character	22	APPENDIX A	
3.7 Spaces & Public Realm	27	List of Heritage Assets	49

1.0 INTRODUCTION

1.1 CAERLEON CONSERVATION AREA

1.1.1 The Caerleon Conservation Area was originally designated on 11 June 1970 and extended on 8 December 1977; it is one of 15 Conservation Areas under the jurisdiction of Newport City Council.

1.1.2 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.

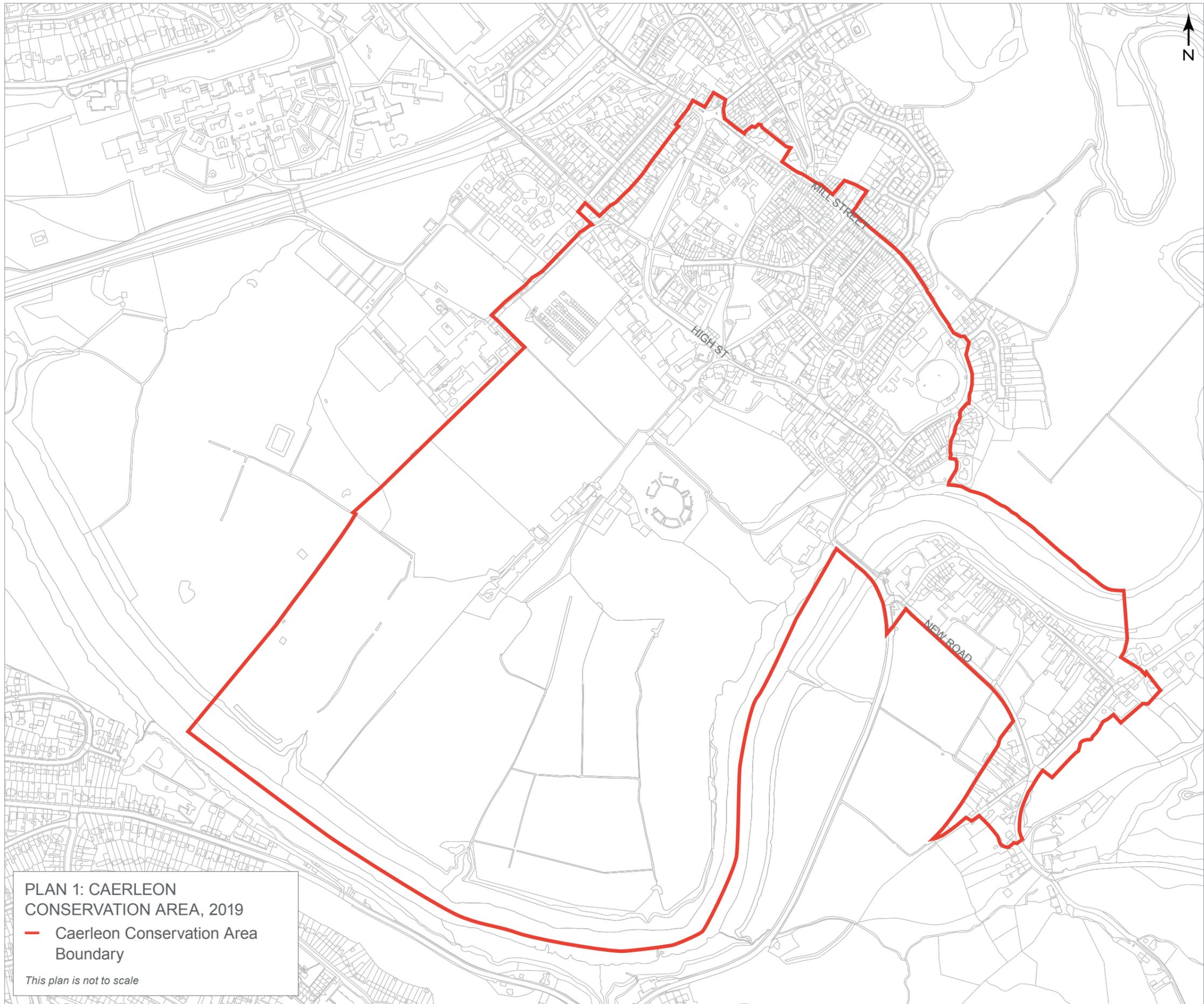
1.2 DEFINITION OF A CONSERVATION AREA

1.2.1 A Conservation Area is defined as '*an area of special architectural or historic interest the character of which it is desirable to preserve or enhance.*'⁰¹

1.2.2 Conservation Areas recognise the unique quality of an area as a whole. It is not just the contribution of individual buildings and monuments, but also that of other features, including (but not limited to) topography, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive sense of place.

1.2.3 The extent to which a building, or group of buildings/structures, positively shape the character of a Conservation Area is founded not just from their street-facing elevations, but also from the integrity of their historic fabric, overall scale and massing, detailing and materials. Rear and side elevations can also be important.

⁰¹ Section 69 (1), Planning (Listed Buildings and Conservation Areas) Act 1990.



**PLAN 1: CAERLEON
CONSERVATION AREA, 2019**
— Caerleon Conservation Area
Boundary
This plan is not to scale

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1.3 PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL

1.3.1 It is a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all Local Planning Authorities *'formulate and publish proposals for the preservation and enhancement'* of Conservation Areas within their jurisdiction, and that these documents are periodically reviewed.⁰¹

1.3.2 The boundary of the Caerleon Conservation Area has not been subject to any review since it was originally designated. It is important that Local Authorities maintain an up-to-date strategy for the positive management of Conservation Area. These public documents define and record the special interest of a Conservation Area, and set out a plan of action for its on-going protection and enhancement.

1.3.3 Over time, Conservation Areas evolve and the characteristics which underpin their special interest may decrease in their integrity as a result of gradual alteration. It is therefore important to review and take stock of the character of a Conservation Area at intervals to ensure designation is still suitable and that the proper management of change is still in place.

1.3.4 Often, Conservation Area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of character. Consequently, it is importance to review the boundary to include/exclude buildings and space which do/ not meet Conservation Area designation criteria.

1.3.5 This Conservation Area Appraisal seeks to:

- Record and analyse the character and special interest of the Caerleon Conservation Area;
- Recognise the designated and non-designated heritage assets within the Conservation Area;
- Identify the risks which threaten the special interest of the Conservation Area;
- Identify opportunities to enhance the Conservation Area; and
- Set out a management plan with guidance and policies for the positive management, preservation and enhancement of the Conservation Area.

1.3.6 Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that said element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols set out in section 5 (Management Plan) are applicable in every instance.

1.3.7 The assessments which provide the baseline information for this Conservation Area Appraisal have been carried out using publicly-accessible resources and through on-site analysis from the public thoroughfares within the Conservation Area.

⁰¹ Section 71 (1), Planning (Listed Buildings and Conservation Areas) Act 1990.

2.0 PLANNING POLICY CONTEXT

2.1 UK AND WELSH LEGISLATION

2.1.1 Conservation Areas were introduced in the United Kingdom under the Civic Amenities Act 1967. They are now governed under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.1.2 The Historic Environment (Wales) Act 2016 was passed by the National Assembly for Wales in 2016 and amends the 1990 Act so that it is specific to Wales and its historic environment. The aims of the 2016 Act are:

- To afford more effective protection to Listed Buildings and scheduled monuments;
- To improve the sustainable management of the historic environment; and
- To introduce greater transparency and accountability into decisions taken regarding the historic environment.⁰¹

2.1.3 Further guidance is effected through Planning Policy Wales, and a series of accompanying Technical Advice Notes, which filter through into development plans at a local legislative level.

2.2 LOCAL POLICY

2.2.1 Newport City Council's Local Development Plan 2011-2026 was formally adopted as policy in January 2015, setting out objectives, as well as strategic and topic-specific policies to guide the development of the City.

2.2.2 SP9 concerns the conservation of the natural, historic and built environment:

The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.

2.2.3 CE 7 concerns Conservation Areas: *Development within or adjacent to Conservation Areas will be required to:*

- Be designed to preserve or enhance the character of appearance of the Conservation Area, having regard to the Conservation Area appraisal where appropriate.*
- Avoid the removal of existing historic features, including traditional shopfronts and joinery.*
- Use materials which are traditional, or appropriate to their context.*
- Complement or reflect the architectural qualities of nearby buildings which make a positive contribution to the character of the area.*
- Pay special attention to the settings of buildings, and avoid the loss of any existing domestic gardens and open spaces which contribute to the character of the area.*
- Avoid adverse impact on any significant views, within, towards or outwards from the Conservation Area.*

01 Cadw, <http://cadw.gov.wales/historicenvironment/policy/historicenvironmentbill/provisions/>

2.0 PLANNING POLICY CONTEXT

2.3 GUIDANCE

2.3.1 Cadw is the Welsh Government's service responsible for the management of the historic environment. In addition to the legislative requirements of this document, the Conservation Area Appraisal has been prepared in line with best-practice guidance published by Cadw, particularly:

- Conservation Principles for the Sustainable Management of the Historic Environment in Wales, (March 2011).
- Managing Conservation Areas in Wales, (May 2017).
- Managing Historic Character in Wales, (May 2017).
- Managing Listed Buildings at Risk in Wales, (May 2017).
- Managing Change to Listed Buildings in Wales, (May 2017).
- Setting of Historic Assets in Wales, (May 2017).

2.3.2 Full details are provided in the Further Information section at the end of this document.

2.4 CONSULTATION

2.4.1 It is a statutory requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 for Local Authorities to formulate and publish proposals for the preservation and enhancement of Conservation Areas within their jurisdiction, and for that guidance to be subject to public review.⁰²

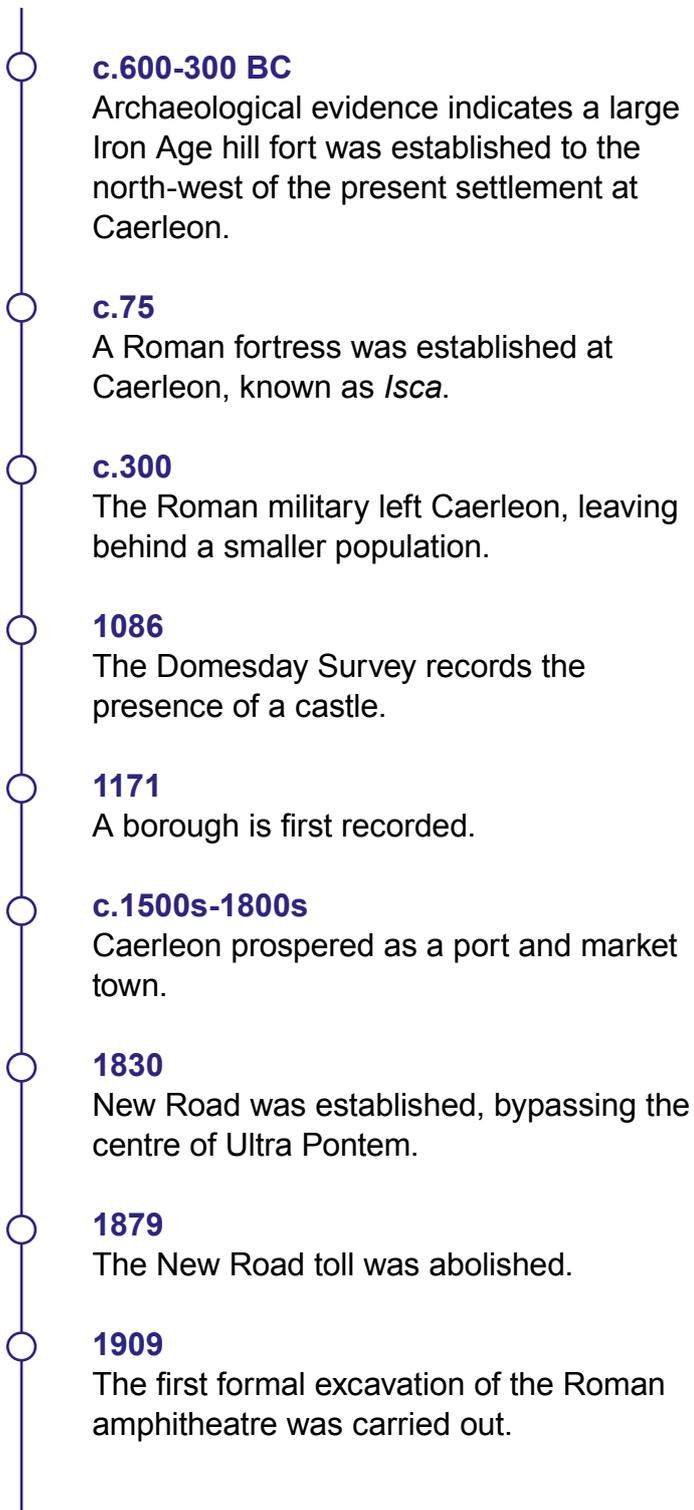
2.4.2 A draft of the Caerleon Conservation Area Appraisal was subject to a period of public consultation, during which time comments were submitted to the council and public events were held. It is important that this Supplementary Guidance (SPG) is relevant and useful to the public, as well as the Local Authority. Therefore, it is important that the Newport community had the opportunity to have their say.

⁰² Section 71, Planning (Listed Buildings and Conservation Areas) Act 1990.

3.0 CHARACTER

3.1 HISTORICAL DEVELOPMENT

3.1.1 Key Dates Timeline



3.1.2 Maps

3.1.3 The earliest plan of Caerleon shows a concentration of buildings (the thick dark lines) along the High Street and Isca Road, branching north along Museum Street, Backhall Street, Mill Street and Castle Street. Behind the street-fronting buildings were numerous orchard plots and fields.

3.1.4 The distinctive playing card shape of the Roman fortress walls (rectangular with rounded corners), the Roman amphitheatre and early medieval castle mound are also shown in the 1800 plan, illustrating the overlap of the many different settlement phases at Caerleon. Broadway and the High Street intersect the fortress at the centre of its south and west walls, indicating that these are Roman thoroughfares which led from the river into the fortress, especially Broadway which is characteristically straight in the Roman style. The approach into the centre of Caerleon along Lodge Road is not shown on this map but approximately follows a course into the fortress from the north, where there would have been another central gate; likewise on Backhall Street on the east side. Inside the boundaries of the former fortress the distinctive geometry of Roman settlement has been lost and the configuration of the thoroughfares is more clearly recognisable as medieval (characteristically narrow and irregular streets).

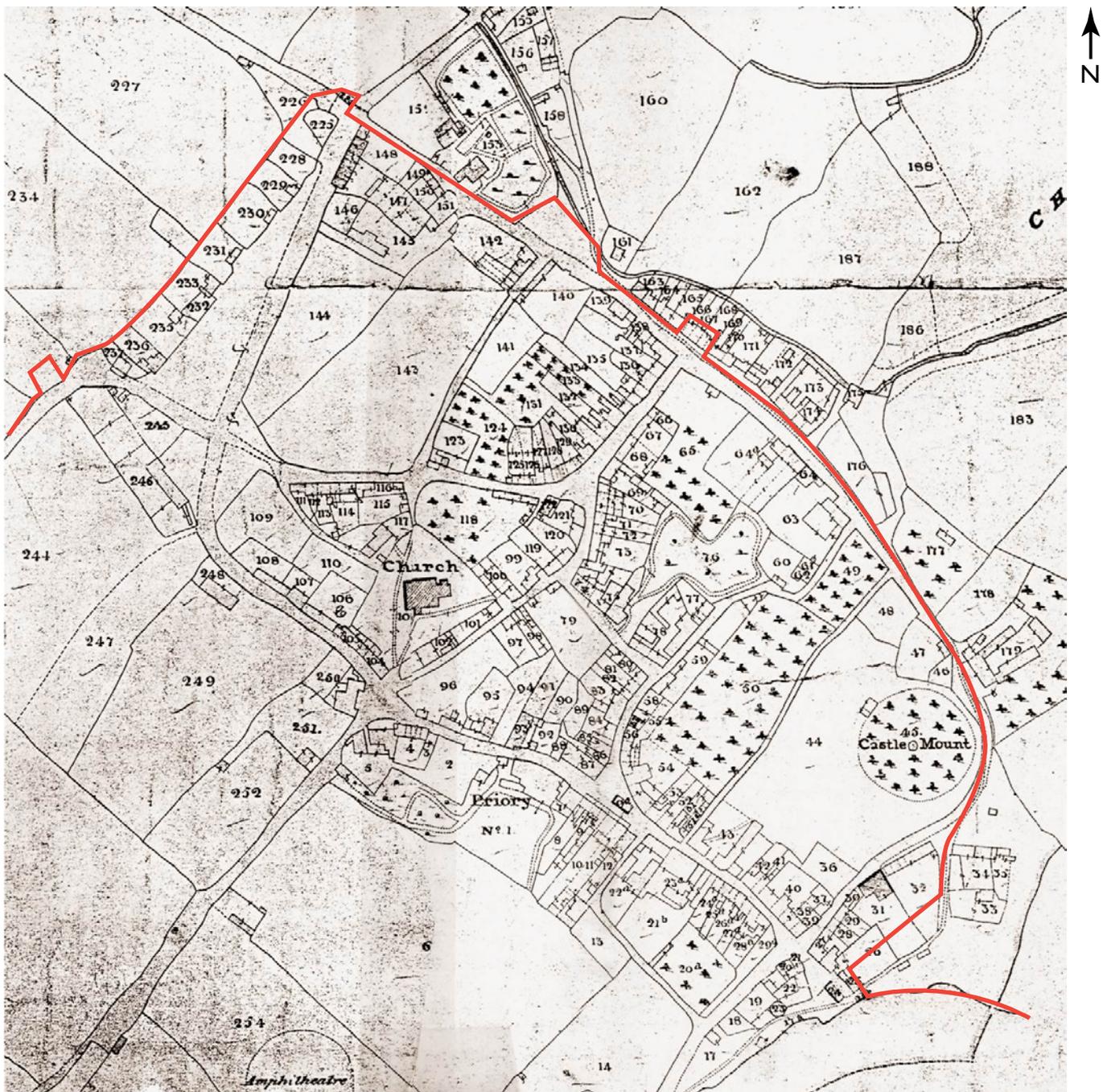
3.1.5 Entering Caerleon from the south, the bridge is shown in its earlier location, slightly north-east/up-river from its present position. The southern half of the High Street was at this time known as Bridge Street in recognition of the now-lost crossing which was approached from what is now Isca Road to the south (from *Ultra Pontem*, Latin for 'over the bridge'). The present bridge was built shortly after this plan was published, between 1806 and 1812 after the earlier timber structure was washed away.



Plan of Caerleon, 1800

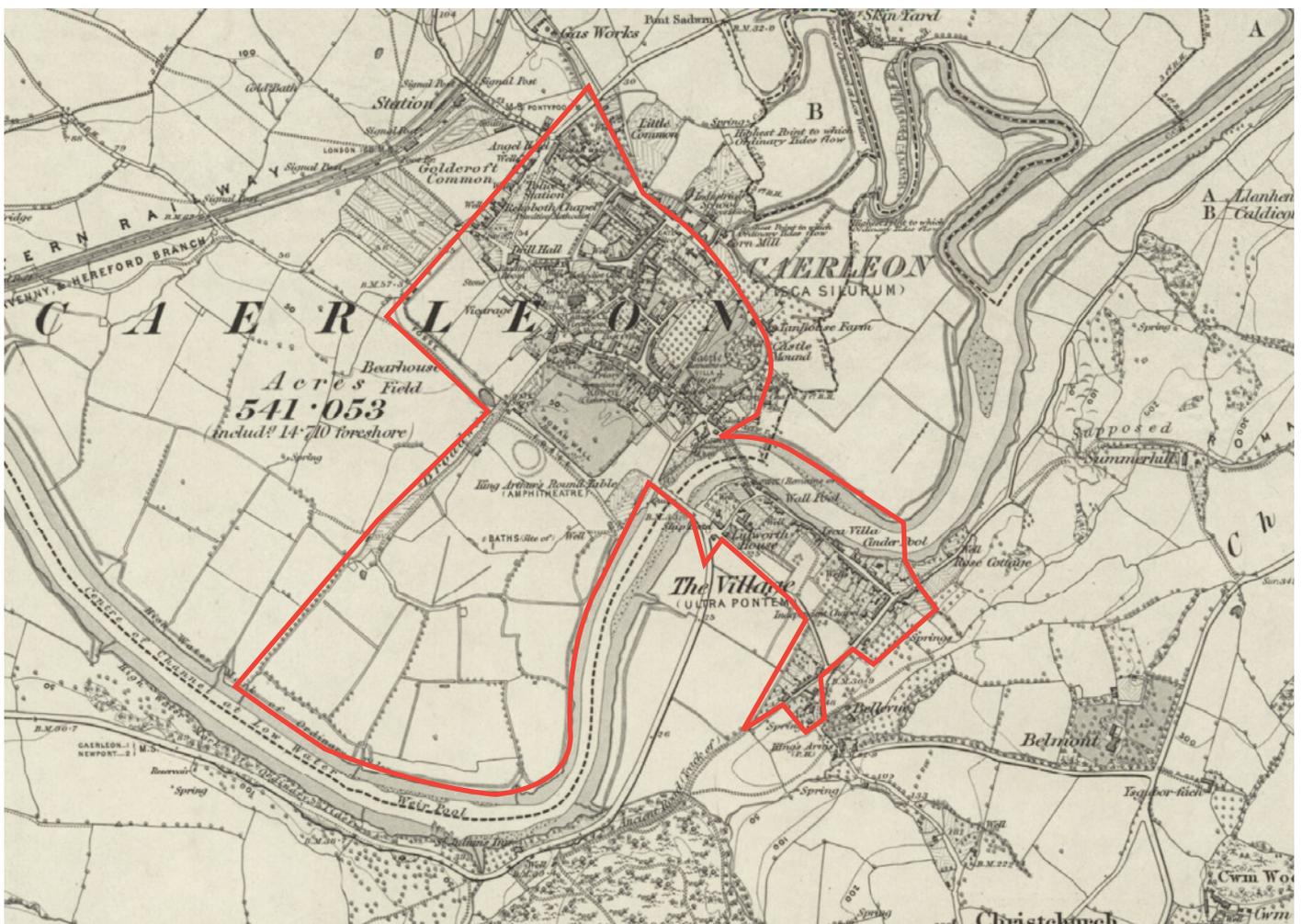
3.0 CHARACTER

3.1.6 The same configuration of streets is recorded in the 1840 tithe map, with little change compared to the 1800 plan of Caerleon. The later map shows more clearly the compacted groups of buildings along the main thoroughfares, particularly the High Street and Backhall Street. There still remained a high proportion of green space. Ultra Pontem was not included in the same survey.



Caerleon tithe map, 1840

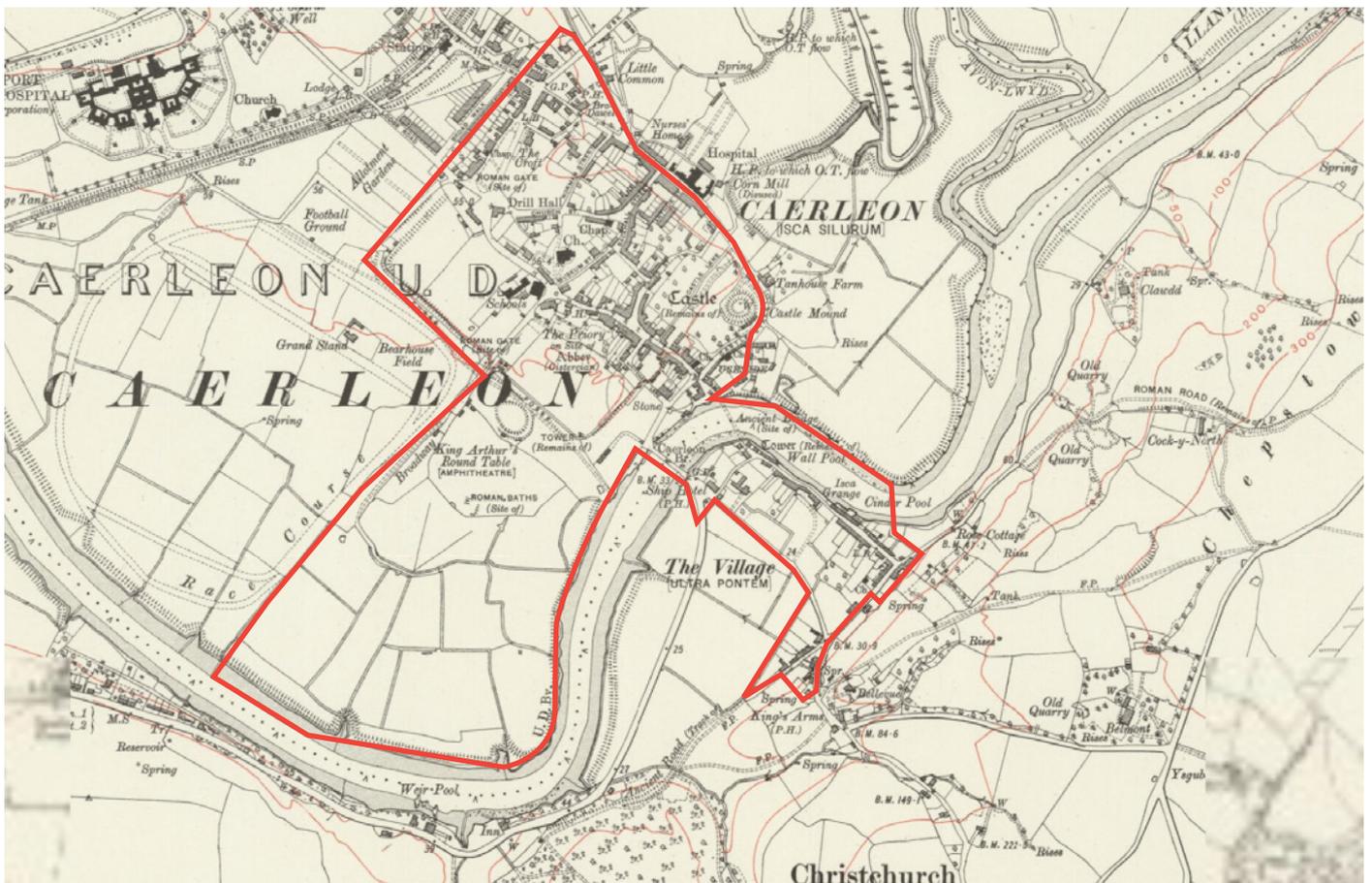
3.1.7 By the later 19th century the rail line had been laid close to the north-west side of Caerleon and development began to spread in this direction. It was around this time that the Industrial Revolution saw dockland activity increase in Newport, drawing away trade from Caerleon. Civic buildings including a police station, reading room, a museum and various chapels are all identified on the first edition Ordnance Survey, indicating that Caerleon was remained a prosperous settlement despite the rising prominence of nearby Newport.



Ordnance Survey, 1886

3.0 CHARACTER

3.1.8 The archaeological importance of Caerleon was increasingly recognised from the early 20th century onwards after the first formal excavation of the amphitheatre was carried out in 1909. Prior to this, explorations had been fragmentary and unsupervised, resulting archaeological salvage being used in the construction of buildings which still survive today.



Ordnance Survey, 1922

3.2 ARCHAEOLOGY

3.2.1 Caerleon has a very high concentration of both known and potential archaeology, as is recognised in the 22 Scheduled Monuments within the boundary of the Conservation Area, and the Archaeologically Sensitive Area which extends further.

3.2.2 All but two of Caerleon's Scheduled Monuments concern its Roman occupation by the 2nd Augustan Legion, who established a vast walled fortress covering the area north-east of the amphitheatre in c.75 AD, taking advantage of the river and its defensive topography. At its height, the fortress accommodated 5,500 soldiers and provided barracks, a drill hall, baths, workshops and granaries. It was one of three permanent Roman fortresses in Britain; the other two being established at Chester and York. Outside the fortress, on the south-west side of the amphitheatre, a small civilian settlement was established, including a riverside quay. Whilst the site of the Roman fortress has subsequently been built over with a medieval layout, the civilian settlement has been left largely undeveloped and now resembles open floodplain or fields.

3.2.3 Scheduling was put in place between 1974 and 1997 as it became increasingly recognised that the archaeology and archaeological potential at Caerleon is nationally important. A full list of Scheduled Monuments is included in Appendix A (Audit of Heritage Assets) and the areas designated are identified on Plan 3b. Full archaeological records can be accessed through the Glamorgan-Gwent Archaeological Trust.

3.3 TOPOGRAPHY

3.3.1 The topographical landscape of Caerleon has been hewn by the flow of the River Usk, resulting in a bedrock geology of sedimentary deposits from millenia of flooding and the movement of water southwards towards the Severn Estuary.

3.3.2 The Conservation Area is generally relatively flat, with some areas of more pronounced topographical variation indicating a characteristic slope down towards the river. Castle Street has a distinctive topography, sharply inclining south-westwards with buildings positioned on a raised escarpment on its south side. Mill Street has a more gentle slope downwards to the south-east. On the opposite side of the river, New Road rises upwards to the south.

3.3.3 The low-lying and largely undeveloped land bordering the river is susceptible to flooding, with modern defences in place. The open areas on the west side of the Conservation Area have a distinctive local topography indicating the presence of below-ground archaeological remains, such as the sunken lawn area near the barracks.

3.0 CHARACTER

3.4 VIEWS

3.4.1 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:

- Along the north-west side of Goldcroft Common;
- Moving along Norman Street;
- Moving along Backhall Street, especially at the junction with Church Street;
- Looking south-west down Museum Street;
- Moving up and down the High Street;
- Looking down Cross Street towards the junction with the High Street;
- Moving along the south end of Castle Street;
- Moving along Castle Lane, especially looking uphill from the north-east end; and
- Looking along Isca Road from either end.

3.4.2 At the south end of the Conservation Area, views are more open with a series of panoramic vistas across the river and towards the surrounding countryside. The bridge, in particular, facilitates views northwards and southwards, and the properties lining Isca Road have an unimpeded view across the river outside the Conservation Area towards Monmouthshire.



Photograph 1: Looking across the river from the Hanbury Arms, where Lord Tennyson lodged as he planned Idylls of the King.



Photograph 2: Looking east from the bridge across to Monmouthshire

3.0 CHARACTER



Photograph 3: Looking up Castle Lane from its north-east end



Photograph 4: Looking up Castle Street with the wall of The Mynde on the left

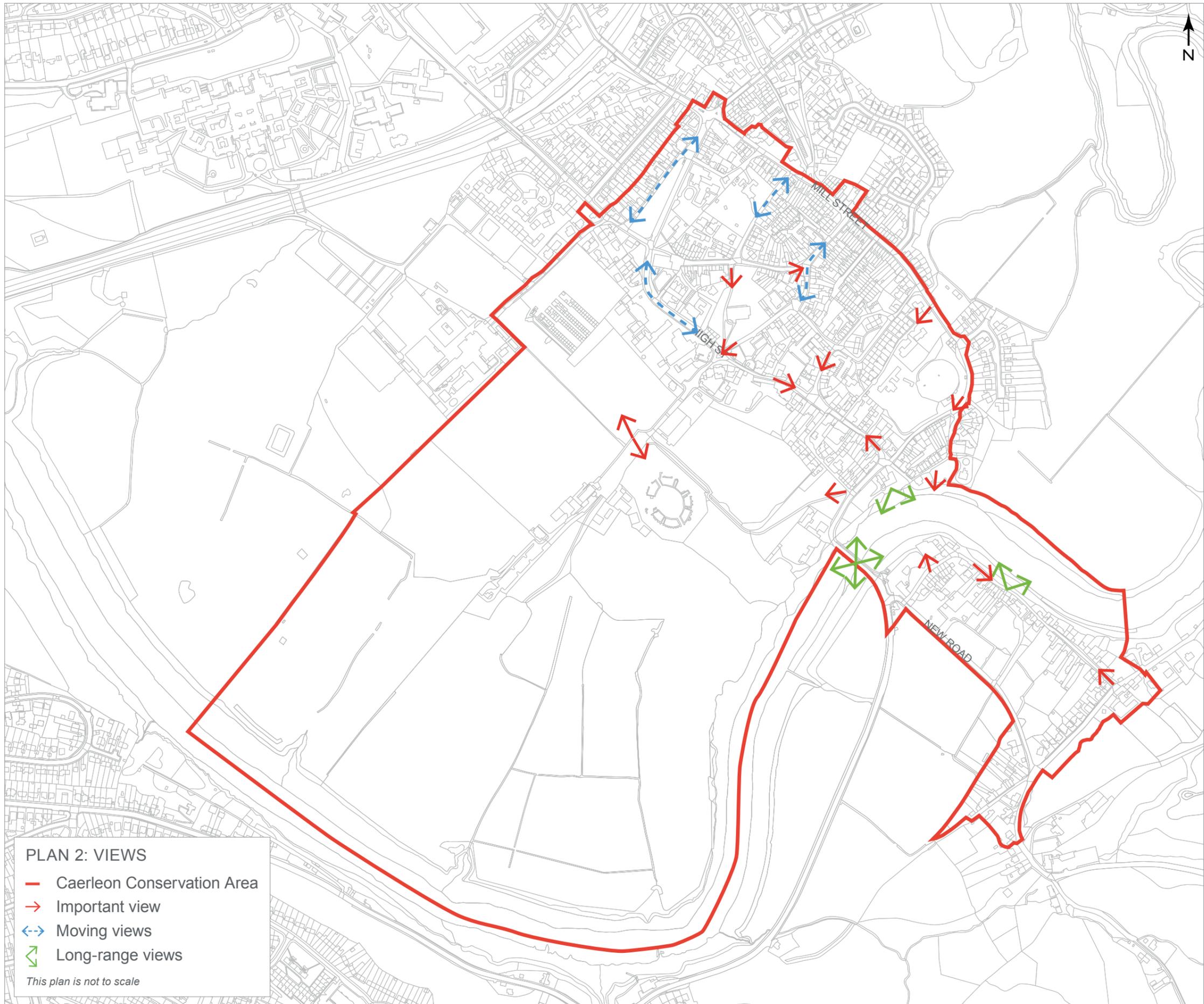


Photograph 5: The channelled streetscape of Isca Road with Caerleon in the far background



Photograph 6: A clear view of the slipway from the south side of the river

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3.5 CONFIGURATION & DIRECTION OF MOVEMENT

3.5.1 The Conservation Area has two separate character zones connected via the bridge: the main core of Caerleon on the north side of the river, and Ultra Pontem on the south side. The centre of Caerleon is more compact and urban in nature with a network of different streets, whereas Ultra Pontem is quieter with only a handful of roads more akin to village lanes.

3.5.2 The majority of Caerleon's built development is contained within the polygon formed by the High Street, Castle Street and Mill Street. Broadway, the High Street and Lodge Road survive as historical routes into the Roman fortress, the shape of which is still clearly discernible in the town's archaeology but has distorted slightly in today's layout as a result of substantial medieval and later development.

3.5.3 Within the polygon encircling the centre of Caerleon, the configuration of streets is distinctly medieval in their layout: irregular and narrow, with lots of cut-through routes and alleys. Wide junctions are also a characteristic feature in the centre of the Conservation Area; for example, the junction of Church Street with Backhall Street, and Backhall Street with the High Street. The complicated medieval network of streets necessitates a one-way system around its main circular route, with three entrances at its north end (Lodge Road, Station Road and Usk Road) and only one at its southern end, via the bridge. Museum Street and Norman Street are also one-way to assist the flow of traffic.

3.5.4 A sub-area of the Conservation Area branches off the High Street over Caerleon Bridge to include the detached area historically known as Ultra Pontem (literally, 'over the bridge'). Isca Road was the original south approach to the now-lost bridge over the River

Usk into Caerleon; it is now a one-way route directing traffic away from the river. The 19th-century New Road runs parallel to Isca Road, forming a rectangle with development concentrated on three sides, and is a busier vehicular thoroughfare.



Photograph 7: The very wide junction at Church Street and Backhall Street



Photograph 8: The narrow streetscape of Isca Road

3.0 CHARACTER

3.6 ARCHITECTURAL CHARACTER

3.6.1 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. Given the long history of built development in the centre of Caerleon, it is likely that older buildings survive behind typically 18th- and 19th-century exteriors. The external characteristics of polite architecture include:

- Rhythmic windows, often with the upper storey windows set high up under the eaves;
- Light-coloured render;
- Two storeys;
- Terraced layout;
- Pitched slate roofs with brick chimneystacks; and
- Occasionally additional classically-inspired ornamentation (e.g. window surrounds).

3.6.2 In Ultra Pontem, the polite character is continued.

3.6.3 Other, less common, architectural features include bargeboards, as well as classically-inspired door and window surrounds. Non-domestic buildings such as pubs and shops typically have a traditional character.



Photograph 9: A pair of 'polite' terraced houses, showing symmetry and balanced proportions



Photograph 10: An example of bargeboarding



Photograph 11: A traditional shopfront, with a raised plinth under the window and a modest fascia above



Photograph 12: The Red Lion on Backhall Street, with a traditional swinging sign and individual lettering attached directly onto the elevation

3.6.4 A terraced arrangement is most common throughout the Conservation Area and is typical of a settlement which evolved during the medieval period. Uniform terraces are indicative of one phase of built development; different building widths and heights indicate a phased development, which is especially prevalent along the High Street, Isca Road and other historical principal routes in Caerleon. The main entrance into these buildings is typically directly from the street, rather than set back behind a front garden or drive. Later terraces frequently have typical late 19th- and early 20th-century features such as canted bay windows and modest front gardens. The rhythmic chimneystacks along the Conservation Area's terraces break up the roofline and add variety to the roofscape. Roofs are typically pitched with slate, with some later terraces have hipped slate roofs.

3.6.5 The Roman history of Caerleon is a key element of what makes it important, even if it is not always immediately obvious in today's built environment. Although there are no Roman buildings standing, the High Street has a notably military character, echoing Caerleon's history as a Roman fortress. The Brutalist style of the museum, fortress-like walls and castellated features particularly evoke this. The High Street is also where the few larger buildings in the Conservation Area are typically concentrated; otherwise, the scale of building is largely domestic. In some of these historically higher-status buildings, it is still possible to see internal shutters in the window, as would have been the case historically. This adds further character and a sense of history to the streetscape.



Photograph 13: Different widths and heights of buildings forming the terraced streetscape on Backhall Street

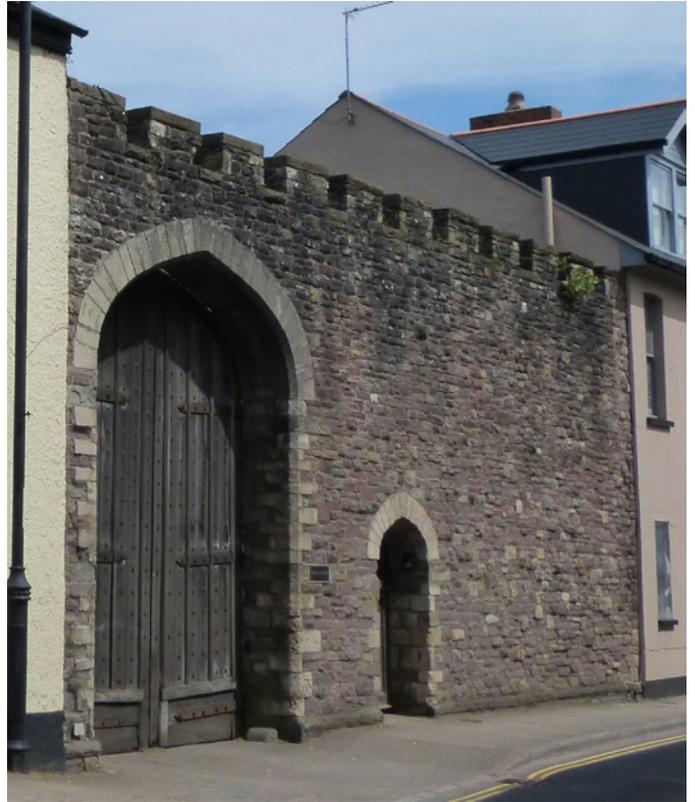


Photograph 14: A group of late 19th- or early 20th-century terraces

3.0 CHARACTER

3.6.6 As is common across Newport and South Wales generally, there is a considerable amount of local Pennant stone used as building material. This is especially prevalent in boundary walls, sometimes combined with brick dressings, and as the main building material behind rendered elevations. It is also common for this stone to have been re-used from older buildings and potentially 'quarried' from the archaeological sites in Caerleon, meaning that a building that appears to be around 100 years old may contain pieces of masonry that are nearly 2,000 years old.

3.6.7 The centre of Caerleon is also notable for a number of prominent tall boundary walls, including on the High Street and Castle Lane. Lower boundary walls are less common as buildings most commonly front directly onto the street; where they do exist, they are often supplemented with additional railings, especially around the church yards.



Photograph 16: A section of pennant stone wall with battlements, showcasing a local building material and contributing to the militaristic character of the central section of the High Street



Photograph 15: Internal shutters visible from the street



Photograph 17: Re-used masonry in a boundary wall, including a millstone and squared blocks which are likely to have been prepared for a higher-status structure given the skill and time required to finish stone to this standard

3.6.8 Architectural Character by Street

Those streets not included in the following list predominantly have modern buildings.

3.6.9 Arthur Street:	Balanced streetscape with terraces on either side using polite proportions but no architectural ornamentation. Modern garages and infill development at the far south end.
3.6.10 Ashwell:	Traditional terraced cottages on one side with colourful renders. Detached cottages set back from the road on the opposite side.
3.6.11 Backhall Street:	Terraced buildings in a variety of sizes, typically rendered in a light colour and with polite proportions. Directly street-facing with some areas of modern infill development.
3.6.12 Broadway:	Buildings are concentrated at the north end, typically modern except for the archway and lodge leading into the back of The Priory.
3.6.13 Bulmore Road	Traditional cottages of slightly different massing at the north-east end. Later suburban houses from the centre to south-west end, set back from the road. Mature planting on the opposite side of the road.
3.6.14 Carlton Terrace:	A variety of early and later 20 th -century house, including a group of terraces with prominent canted bays with views out across the amphitheatre and fields to the south.
3.6.15 Castle Lane:	Narrow thoroughfare with modern development on the west side and prominent wall along the length of the east side.
3.6.16 Castle Street:	A group of stepped terraces set back behind walled front gardens. Traditional street-fronting terraces at the south end.
3.6.17 Church Street:	Domestic buildings in a variety of styles, including modern infill development and traditional cottages.
3.6.18 Cold Bath Road:	Generally modern houses, except for the pennant stone cottage at the north-west corner.
3.6.19 Goldcroft Common:	A variety of buildings types, but predominantly modest in size, directly street-facing and in a polite style.
3.6.20 High Street:	A combination of larger and public buildings in a variety of styles, with more modest terraced buildings from the junction with Backhall Street onwards.

3.0 CHARACTER

3.6.21 Isca Road:	A narrow street with terraced buildings of different dates and varieties of a traditional/polite style. Some architectural ornamentation. No building along the east side on the northern half of the road, allowing views out across the River Usk.
3.6.22 Lulworth Road:	Groups of early-mid 20th-century terraces set behind long drives/ front gardens.
3.6.23 Mill Street:	Predominantly early and later 20th-century terraces with canted bays. Some stretches of traditional terraced cottages fronting directly onto the street.
3.6.24 Museum Street:	The church and museum at the south-west end contrasts with a collection of domestic buildings from a variety of dates at the north-east end.
3.6.25 New Road:	Predominantly a green streetscape with early 20th-century semi-detached houses at the south end and a grander, traditional building at the north end. The group at the far north end of the road (toll cottages and pub) mark the entrance to Ultra Pontem and contribute to a traditional village character.
3.6.26 Norman Street:	A row of rendered terraced cottages directly fronting onto the narrower north end of the street, with a wider streetscape and modern infill development at the south end.
3.6.27 Old Hill:	Principally a green streetscape with groups of traditional cottages set into the sloping landscape behind front boundary walls.
3.6.28 Whitehart Lane:	Cut-through route between the High Street and Carlton Terrace. Dominated by read elevations and historical outbuildings of High Street addresses.

3.7 SPACES & PUBLIC REALM

3.7.1 The green spaces across the Conservation Area typically correspond with Scheduled Monument sites (although not all Scheduled Monuments are green spaces). These include the formal public space next to the town hall, the triangular green at Goldcroft Common, the barracks area and the amphitheatre field. These are well-maintained, open spaces which provide both public and visual amenity. Private green spaces which contribute to the character of the Conservation Area include the mature trees which are visible over the wall of The Mynde and the green spaces on either side of New Road in Ultra Pontem. The high proportion of green and rural landscape around Ultra Pontem further strengthens its distinctly village-like character compared to the more densely built centre of Caerleon.

3.7.2 Supplementary streetscape features throughout the Conservation Area also contribute to its historical character. These include:

- Lantern style street lamps – for example, on the High Street – which reflect the scale and character of the narrower street, as opposed to modern street lamps which are often too tall and arch inwards to disturb views;
- Cast iron street signs fixed to building elevations;
- Historic post boxes, which are recognisable from the cypher of the reigning monarch at the time they were installed;
- Traditional red telephone boxes, a number of which are listed;
- A few rare areas where the cobbled street surface survives;
- Sections of pavement surfaced with large pennant flagstones, typical of the wider area; and
- Sculptural pieces, including inset plaques marking the locations of the entrance gates into the Roman fort.

3.0 CHARACTER



Photograph 18: The North Gate commemorative plaque on Lodge Road



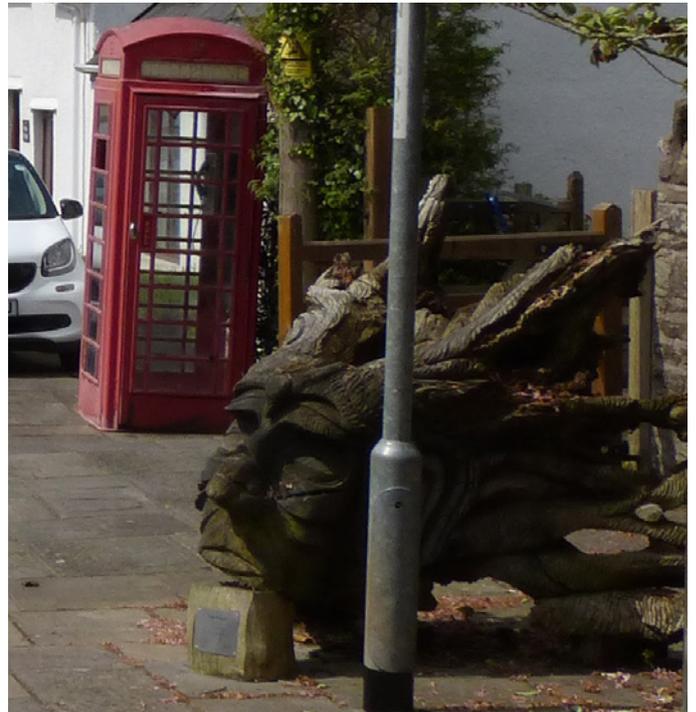
Photograph 19: A mounted street name on the side of a building



Photograph 20: An area of cobbles which have avoided being covered in tarmac



Photograph 23: A Queen Victoria-period letter box



Photograph 21: The Celtic Warrior and listed telephone box on Isca Road



Photograph 22: Pennant flagstones on the High Street pavement

4.1 STATEMENT OF SPECIAL INTEREST

4.1.1 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.

4.1.2 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.

4.1.3 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.

4.1.4 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. 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.

4.1.5 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.

4.0 APPRAISAL

4.2 AUDIT OF HERITAGE ASSETS

4.2.1 The Caerleon Conservation Area, a heritage asset in its own right, contains numerous individual heritage assets. These include both listed and unlisted buildings. This section of the Appraisal outlines the heritage assets within the Conservation Area, identifying the individual or groups of heritage assets and why they are important. A full list of heritage assets is included in Appendix A.

4.2.2 The audit has been carried out by means of visual examination of the above-ground environment from public thoroughfares, only. The intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individually. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not important. A detailed assessment of significance specific to a building or site within the Conservation Area should always be carried out prior to proposing any change, including archaeological requirements for the numerous Scheduled Monuments.

4.2.3 Listed Buildings

4.2.4 Listed Buildings are protected under Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated for their architectural or historic interest. All Listed Buildings in Wales are done so at the recommendation of Cadw and details are kept by the Royal Welsh Commission on the Ancient and Historic Monuments of Wales. Listing ranges from Grade I (the highest level), to Grade II* and then Grade II (the most common level).

4.2.5 Statutory listing does not equate to a preservation order intended to prevent change. However, alterations to Listed Buildings do require Listed Building Consent, which allows the Local Authority to make decisions that have been informed by an understanding of the building or the site's significance. Importantly, national and local planning policies also recognise that changes to other buildings or sites in the setting of a Listed Building can affect its special interest.

4.2.6 Scheduled Monuments

4.2.7 Scheduled Monuments are protected under the Ancient Monuments and Archaeological Areas Act 1979, as amended in the Historic Environment (Wales) Act 2016. These include partially or completely ruinous structures, as well as buried archaeological sites. Scheduling is Britain's oldest form of heritage protection and permission to make changes to a Scheduled Monument will need require permission from Cadw, acting on behalf of the Welsh Government. Sites which are scheduled and also contain a Listed Building will require Scheduled Monument Consent where any change is proposed; this is because Scheduled Monument Consent supersedes Listed Building Consent.

4.2.8 Positive Contributors

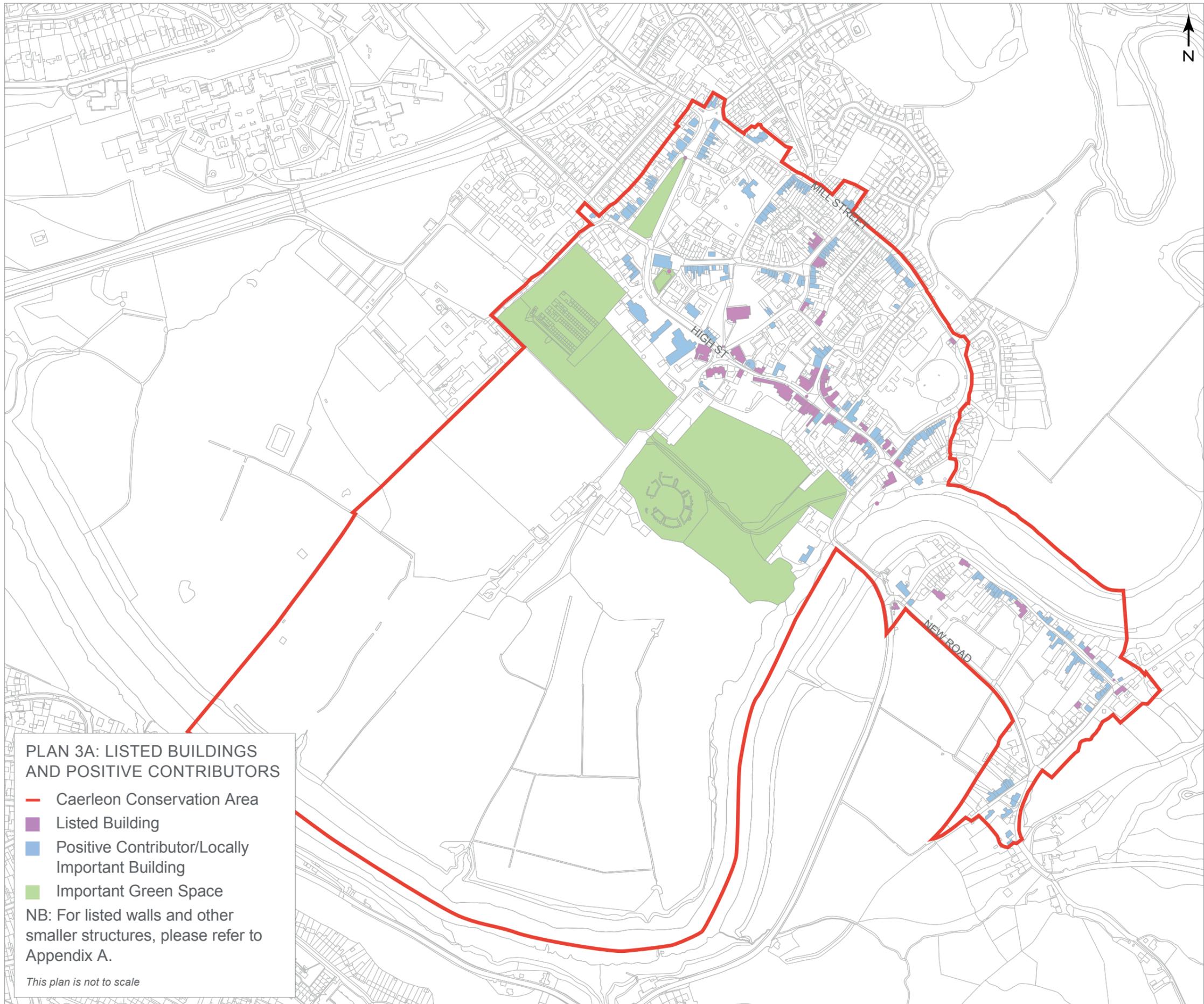
4.2.9 A positive contributor is a building, structure or feature which beneficially adds to the overall character of its local area. This is true of most buildings within a Conservation Area. The extent to which a building will positively contribute will largely depend on the integrity of its historic 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.

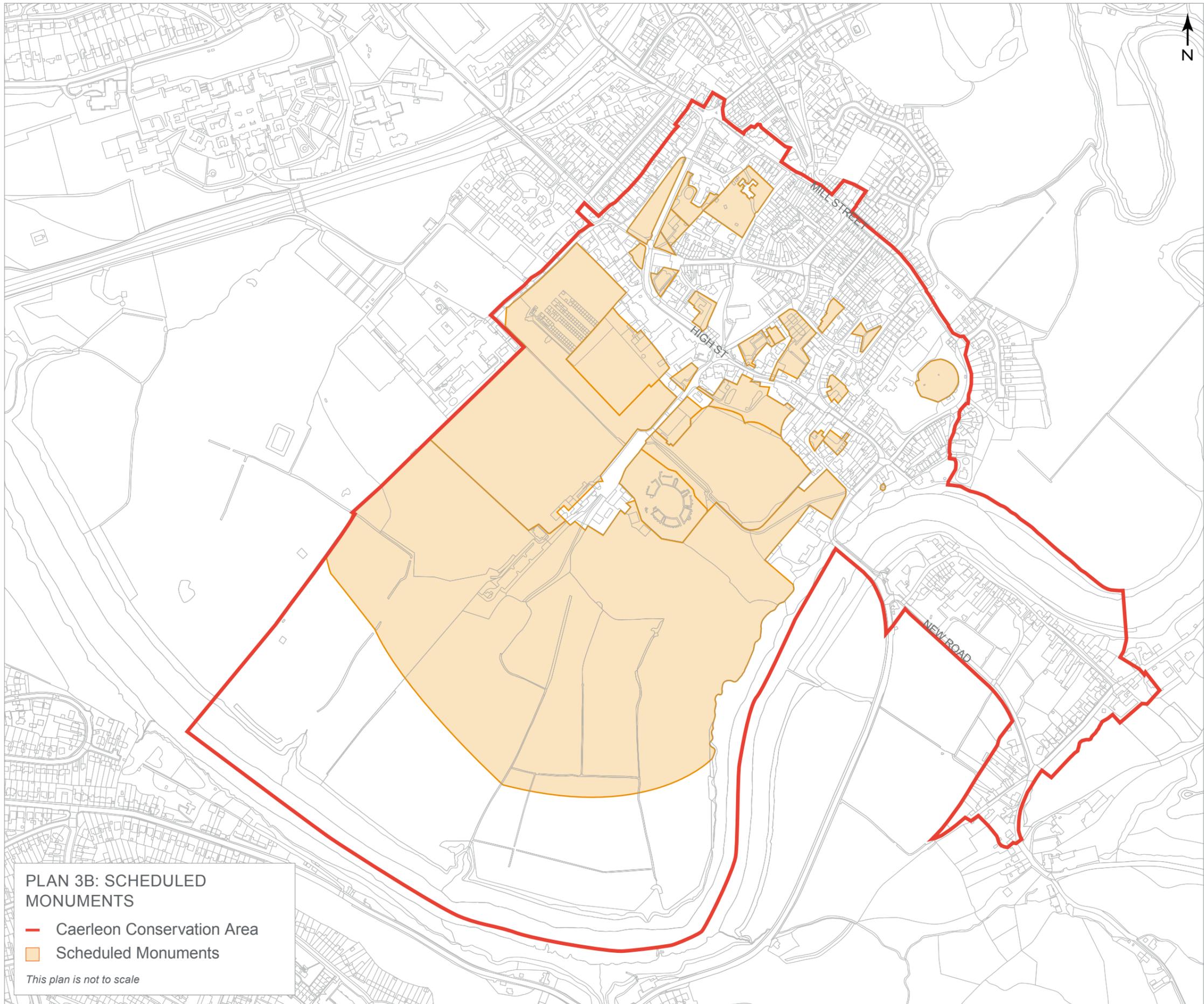
4.2.10 Criteria for identifying positive contributors include:

- Associations with notable architects or other historical figures;
- Position and presence within the streetscape;
- Use of characteristic materials, architectural motifs or detailing;
- Relationship with neighbouring buildings, physical and historical; and
- Historical uses.

4.2.11 In the Caerleon Conservation Area, there is potential for some of the identified positive contributors to improve the character of the Conservation Area further still following repairs and the sensitive replacement of poorly-considered modern interventions.

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4.3 ISSUES & OPPORTUNITIES

4.3.1 Condition

4.3.2 Generally, the buildings within the Conservation Area are in good condition. However, there are several repeated issues that are damaging buildings (or have the potential to cause damage) and consequently detract from what makes the Conservation Area special.

4.3.3 There are several instances where external render has become covered in a layer of mould and algal growth. This typically happens on gable ends and chimneystacks, but not exclusively. The proximity of tree canopies to a building can cause such issues; however, this is not always the case in Caerleon and buildings that are not overshadowed by tree coverage still present issues with external mould growth. The cause of this problem is likely to be incorrectly specified render or a lack of regular cleaning and repainting in a breathable wash.

4.3.4 Another issue which is becoming increasingly prevalent across the Conservation Area is the complete removal of render to exposed the brickwork or stonework behind. This practice leaves the external walls of historical buildings exposed and vulnerable to damage; for example, from the effects of weathering or mechanical impact. Render or limewash was historically applied to protect the built fabric of these buildings and should be maintained to ensure their long-term condition, although the exposed finish may be perceived as attractive.

4.3.5 Similarly, there are a number of instances where joinery features, especially window frames, have been stripped of paint and left bare. The historically appropriate treatment of these features is for them to be painted in an oil-based paint, which will protect the wood from the effects of weathering. As with the removal of external render, leaving this material exposed makes it vulnerable to decay.

4.3.6 As well as the removal of protective renders, the presence of pebbledash renders is also an issue. This type of wall treatment is cement-based and incompatible with the requirements of historical buildings to 'breathe' and expel/admit moisture. Cement-based materials affect a building's ability to regulate moisture levels and can result in internal damp, staining and other damage.

4.3.7 The dominating tall wall along Castle Lane has been almost entirely repointed using a ribbon technique which leaves the mortar raised from the stone. This type of pointing affects the ability of the stone to expel water, potentially resulting in staining, delamination (where the surface of the stone flakes away), spalling (where the surface of the stone 'pops off') and, ultimately, damage to the condition of the wall.

4.3.8 There are also substantial areas of ivy growth up external walls. Vegetation such as ivy typically takes root in the softer building materials, often in external render or the mortar used for pointing. The plant forces itself deeper as it grows, pushing building materials out of position and threatening the integrity of the affected wall. Correctly trained plants rooted in the ground and climbing up wires nailed into the mortar joints are suitable and can often make a positive contribution.

4.0 APPRAISAL



Photograph 24: External mould on an exposed gable end wall



Photograph 25: Mould and algal growth on a chimneystack



Photograph 26: Extreme ribbon pointing on Castle Lane, which is detrimental to the condition of the stone



Photograph 27: Exposed masonry and timber



Photograph 28: Untrained and damaging ivy growth

4.3.9 Detracting Features

4.3.10 The heavy concentration of traffic around the one-way system in Caerleon is a principal detracting feature. This results in noisy roads, especially at peak times, and associated issues regarding air quality. This is compounded by the canyon effect created by the narrow streets and high walls. There is potential for this to impact on the built environment: external staining caused by persistent vehicle fumes, or mechanical damage from large vehicles.

4.3.11 The proximity of Caerleon and Ultra Pontem to the River Usk is an important contributor to their historical development. However, the river presents a risk of flooding, especially on its southern side. In anticipation of this, a modern flood wall has been erected. Although this is not an attractive feature, the detraction it makes from the Conservation Area is outweighed by the benefits it offers in protecting the historical buildings and features in the flood risk zone.

4.3.12 Pressures to convert front gardens into off-road parking also have the potential to detract from the Conservation Area. There are limited opportunities for this to happen given the characteristic for directly street-fronting terraces; however, the loss of the few front gardens which are located within the Conservation Area consequently has a notable impact on the Conservation Area as domestic buildings lose their original setting and context. It is also recognised that on-street parking is a detracting feature, especially on the narrower thoroughfares in the Conservation Area. However, this does not justify the removal of front curtilages.

4.3.13 Other detracting features within the Conservation Area are generally minor but, added all together, discernibly affect its character. These include:

- Replacement uPVC windows where inappropriate units have been fitted, detracting from the aesthetic value of the individual building and wider streetscape. The thicker frames, false glazing bars and different opening mechanisms are the main detracting element where these have been installed. Different styles on an otherwise uniform terrace are especially detracting, as are windows which have been re-positioned further forwards within their reveal, rather than set back as they were historically.
- Television aerials and satellite dishes attached to chimneystacks or principal elevations. These are visually intrusive, detracting from the traditional character of the building and roofscape, and often also leaving wires trailing across principal elevations.
- Buildings painted in untraditional colours, which detract from the uniformity of the lightly-coloured renders common across the Conservation Area.
- Extractor flues for commercial kitchens based in historically domestic buildings. Where these can be clearly seen within the streetscape, these features detract from its historical character.
- Security features, which are overly-prominent and detract from the architectural value of many buildings, especially larger public buildings such as the museum and school.

4.0 APPRAISAL



Photograph 29: Traditional sash windows on the right and inappropriate modern replacements on the left

4.3.14 Opportunities for Enhancement

4.3.15 Opportunities for enhancement within the Conservation Area generally focus on addressing the identified issues regarding condition and detracting features.

4.3.16 The number of coaches transporting visitors to the Roman attractions in Caerleon is unlikely to decrease without a major logistics overhaul across a wider area. Recognising this, there is potential to improve the coach park on Broadway (subject to any impact on the Scheduled Monuments) and also impose restrictions on leaving engines running in order to reduce pollution levels.

4.3.17 The history of Caerleon is evident across the whole town and across the bridge to Ultra Pontem. There is potential to combine the efforts of Cadw, Newport City Council and local groups to implement a high-quality interpretation and wayfinding scheme so that visitors to Caerleon fully engage with its history, rather than concentrate on the main attractions.



Photograph 30: An obvious and detracting alarm box on an otherwise attractive elevation

4.3.18 There is a substantial amount of modern infill in the centre of the Conservation Area, taking advantage of the historically open spaces attached to the rear of the street-fronting buildings. Subject to design, there is potential for the redevelopment of the modern infill in these areas.

4.3.19 Within the streetscape and public realm, there is potential to replace the municipal planters with more traditional alternatives that respond better to their environment. There are also opportunities to remove tarmac where this covers areas of cobbles, especially where this is immediately adjacent to a building where there is little footfall or traffic.

4.3.20 Around Hanbury Close and the river edge next to the Hanbury Arms, there is scope to improve the placemaking through improved landscaping and potentially also to tie this in with an interpretation scheme to explain that this is the location of the original bridge connecting the two sides of the river.

5.1 CONTROL MEASURES BROUGHT ABOUT BY CONSERVATION AREA DESIGNATION

5.1.1 In order to protect and enhance the Conservation Area, any changes that take place must conserve the character and special interest that makes these areas significant. Works may require planning permission and/or Conservation Area Consent. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance. The necessary permissions may need to be sought for the following works:

- The total or substantial demolition of buildings or structures (including walls, gate piers and chimneys);
- Works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;
- Putting up advertisements and other commercial signage; and
- Changing the use of a building (e.g. from residential to commercial).

5.1.2 The extent of permitted development (i.e. changes that are allowed without requiring consent from the Local Authority) may also be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. This additional control may be sought through Article 4 Directions, which specifically revoke permitted development rights. In Caerleon, this may include the replacement or creation of, or alterations to windows and external doors; alterations to boundary treatments, including iron railings; changes to roof treatments; and the replacement, removal or addition of external paint or render.

5.1.3 Guidance concerning which permission is required for proposed work is set out by Planning Policy Wales.

5.2 CONSERVATION & DESIGN GUIDANCE

5.2.1 It is not the intention of Conservation Area designation to prevent new design and development; rather, it puts in place a process whereby any proposals are more thoroughly interrogated to ensure that the special interest and character of the area is protected, and that any opportunities to enhance this are taken. The principles of new design within the Caerleon Conservation Area apply across a wide spectrum: from minor shopfront details to largescale new development.

5.2.2 Shopfronts

5.2.3 Caerleon is not notably commercial in character; however, there are pockets of shops on and around the High Street and ill-informed change will affect the special interest of the Conservation Area.

5.2.4 In the future, Newport City Council may wish to create shopfront design guidance, which will set out appropriate approaches to renewing and repairing historic retail units so that they enhance the character of Caerleon.

5.2.5 Consideration should be given to the following key points:

- A shopfront is part of a whole building (potentially a group of buildings forming a terrace), not a separate entity. Its design therefore needs to reflect the style, proportions and detailing of the rest of the building, particularly the elevations above and to the sides.
- Any historic shopfront features that survive should be kept and incorporated into any proposed new scheme, rather than replaced.
- Traditional materials such as painted timber will best enhance the historic character of the buildings.

5.0 MANAGEMENT PLAN

- Fascias should be in proportion with the building and not overly large.
- Modest windows with stallrisers (i.e. a plinth under the window), transoms and mullions are traditional and appropriate features to retain or reintroduce.
- The colour palette of a shopfront and its signage should reflect the traditional and historic character of the streetscape.

5.2.6 Repairs and Maintenance

5.2.7 Repairs and maintenance are inevitable with any building or site, regardless of age; however, within a Conservation Area, it is especially important that this is carried out sensitively to protect the historic fabric of its buildings and respect the established character of the wider area.

5.2.8 Maintenance differs from repair in that it is a pre-planned, regular activity intended to reduce the instances where remedial or unforeseen work is needed. The higher the levels of maintenance, the less need to carry out repairs.

5.2.9 Key points to remember when looking to carry out repair or maintenance work are:

- A method of repair that was suitable for one building may not be suitable for another. Repairs should always be considered on a case by case basis.
- Repairs using appropriate materials and techniques are always preferable over the wholesale replacement of a historic feature.
- Where a historical feature has degraded beyond repair, replacement should be carried out on a like-for-like basis.
- Where seeking to improve failing modern feature, a traditionally-designed alternative using appropriate materials is preferable.
- Cement-based pointing is damaging to brickwork and masonry, and causes moisture problems. Repairs should always be carried out using a lime-based mortar and after raking out all the cementitious material. This will ensure the long life of the brickwork/masonry. Similarly, any external renders and stuccoes should be appropriately specified to prevent moisture issues.
- Due consideration should be given to how long-lasting a repair will be and what maintenance will be required to maximise its life span.
- Reversibility is an important consideration as better alternatives may become available in the future.
- Regular gutter and downpipe clearing should take place to prevent blockage and vegetation growth. This maintenance should also extend to the ground level drains to ensure effective water run-off.
- Regular cleaning and repainting in a breathable wash can extend the lifespan of external render.
- Climbing plants should be correctly trained and regularly monitored to ensure they remain entwined with the fixings and do not start rooting into the built fabric.

5.2.10 uPVC is an inappropriate and harmful material for historic buildings: it can damage their condition and detract from their character. Traditional joinery items such as windows and front doors should be kept and repaired wherever possible, or replaced with traditionally designed timber alternative where the original has deteriorated beyond repair. The use of timber also offers sustainability benefits over uPVC units which cannot be easily recycled. uPVC guttering and downpipes should also not be used in the Conservation Area. Lead, cast iron or coated aluminium better reflect the traditional character of historic buildings.

5.2.11 Cadw have published a range of guidance documents on managing change to Conservation Areas and Listed Buildings, including its overarching policies for the historic environment set out in Conservation Principles (2011). A selection of these are listed in the Further Information section.

Understanding ‘Like-For-Like’

A term frequently used in conservation is ‘like-for-like’ replacement or repair. This is frequently – and mistakenly – taken to mean that a modern alternative that generally echoes the style of the element removed is acceptable. However, this is not accurate or acceptable. Like-for-like should always be interpreted as an alternative that matches the historic element removed in terms of its material, dimensions, method of construction, finish, means of installation and any other feature specific to the original element, such that the modern replacement is hardly discernible from the original (accepting that its condition will be greatly improved where the original has failed beyond repair).

For example, modern uPVC windows in imitation of Victorian-style sash windows but with false glazing bars and top-hung casement opening mechanism do not constitute a like-for-like replacement for the traditional timber-framed Victorian sliding sash windows, although they appear to look similar stylistically.

5.0 MANAGEMENT PLAN

Managing Trees in a Conservation Area

The mature trees in the Caerleon Conservation Area are an integral part of its character. Works to trees within the Conservation Area with a diameter of 75mm or greater, measured at 1.5m from soil level requires permission from Newport City Council. This is to protect the significant contribution they make to the character and special interest of the Conservation Area. Work requiring consent includes (but is not limited to) topping to manage the growth of a tree and the removal of overhanging branches where these are causing damage to buildings or other structures (or have the potential to cause damage).

The Welsh Government provides guidance on the management of protected trees (see Further Information), but those responsible for trees in the Caerleon Conservation Area should contact Newport City Council before carrying out any work.

5.2.12 New Development

5.2.13 Any new design or development (i.e. a change to the Conservation Area that is not a repair) needs to take account of the following:

- The significance of any building or feature proposed to be removed;
- The potential impact of the new design on the setting of any neighbouring positive contributors;
- How local details and materials can be incorporated;
- The potential impact on historic plot boundaries and ratio of green spaces to building;
- The visual impact of any new features to be added; and
- Whether any significant but frequently overlooked features such as important rear elevations or chimneystacks will be lost or obscured from view.

5.2.14 This list is not exhaustive: every location will present its own unique requirements for sensitive and appropriate new design or development. The principal aim should be to preserve and enhance the historic character of the building(s) affected, their setting and the wider area. Honestly-modern designs of the highest quality may be acceptable.

5.2.15 Public Realm

5.2.16 Public realm features (bins, bollards, lamp posts, etc.) often tend to become dated in appearance quickly, sometimes due to heavy wear or anti-social behaviour, but also as a result of poor design and short-lived trends.

5.2.17 Successful public realm schemes are contextual, using high-quality materials that echo the character of the wider area, and can either be traditional or honestly-modern in their design. Any additions or amendments to the public realm will also need to take account of highways and other relevant regulations.

5.2.18 Where improvements are proposed to the highways, a conservation standard approach should be taken. This should include features such as narrower and paler road markings; for example, slimmer double-yellow lines in a primrose yellow, rather than thick lines in a bright yellow. Any redundant or excessive directional signage should be removed to improve the visual amenity of the streetscapes.

5.3 AIMS & OBJECTIVES

5.3.1 The following aims and objectives respond to the identified issues and opportunities within Caerleon Conservation Area and will be given material consideration against any proposals put forward that may affect its special interest and character.

5.3.2 The long-term vision for the Conservation Area is to phase out any ill-considered modern additions and encourage high-quality alteration so that the importance of each building, and the of the whole Conservation Area, is revealed more clearly and protected for the future.

1. Any new design, intervention or repair should be high quality, regardless of scale, as per the guidance set out in section 5.3 of this Management Plan.

Reason: To protect the character of the Conservation Area and help phase out ill-considered interventions.

2. Buildings, features and spaces identified as making a positive contribution to the Conservation Area will be afforded protection against harmful change.

Reason: To protect the character of the Conservation Area as a whole and the significance of its individual heritage assets, in line with Government policy.

3. Due consideration should be given to the archaeological potential both below-ground and within standing structures wherever change is proposed.

Reason: In line with the requirements of Scheduled Monument Consent and in response to the identified archaeological potential across the Conservation Area.

5.0 MANAGEMENT PLAN

4. Newport City Council will encourage proposals which seek to address the identified opportunities for enhancement, subject to their design.

Reason: To improve the character of the Conservation Area.

5. The removal and prevention of vegetation growth from built structures is encouraged.

Reason: To improve the aesthetic value of the streetscapes and improve the condition of the wall structures.

6. Development within the setting of the Conservation Area which harms its character should be resisted. Development which positively contributes to the setting of the Conservation Area will be encouraged.

Reason: To protect and enhance the Conservation Area in line with Government policy.

7. Newport City Council will resist proposals to expose external brickwork or masonry that was historically intended to be rendered, and will support the reinstatement of this external treatment where it has been lost.

Reason: To protect the architectural quality of the buildings, including group value where relevant, and their condition.

8. The impact of any new flood defences on the character of the Conservation Area and its setting should be mitigated as far as is practicable.

Reason: To protect the Conservation Area against harm either as a result of new development or the effects of flooding.

9. Newport City Council will seek to manage the features and work identified in paragraph 5.1.2 of this Management Plan through the adoption of an Article 4 Direction.

Reason: To prevent the loss of characteristic features or erosion of historic character in the Conservation Area.

10. New public realm features and schemes should be cohesive and contextual, including any new interpretation schemes.

Reason: To enhance the character of the Conservation Area and encourage engagement with its important public spaces.

Cadw Guidance

Conservation Principles for the Sustainable Management of the Historic Environment in Wales, (2011), http://cadw.gov.wales/docs/cadw/publications/Conservation_Principles_EN.pdf

Managing Change to Listed Buildings in Wales, (2017), <http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Managing%20Change%20to%20Listed%20Buildings%20in%20Wales%2024303%20EN.pdf>

Technical Guidance (natural slate; patching lime render; replacing sash cords; repointing in lime; stone tiles; window glass), <http://cadw.gov.wales/historicenvironment/publications/technicalguidance/?lang=en>

Managing Conservation Areas in Wales, (May2017), <http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Managing%20Conservation%20Areas%20in%20Wales%2028424%20EN.pdf>

Managing Historic Character in Wales, (May2017), <http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Managing%20Historic%20Character%20in%20Wales%2031145%20EN.pdf>

Managing Listed Buildings at Risk in Wales, (May 2017), <http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Managing%20Listed%20Buildings%20at%20Risk%20in%20Wales%2031144%20EN.pdf>

Setting of Historic Assets in Wales, (May 2017), <http://cadw.gov.wales/docs/cadw/publications/historicenvironment/20170531Setting%20of%20Historic%20Assets%20in%20Wales%2026918%20EN>.

What is Scheduling?, (2002), http://cadw.gov.wales/docs/cadw/publications/What_is_Scheduling_EN.pdf

Newport City Council

Archaeology & Archaeologically Sensitive Areas, (August 2015), <http://www.newport.gov.uk/documents/Planning-Documents/Supplementary-Planning-Guidance/Archaeology-SPG---August-Adoption-Version.pdf>

Local Development Plan 2011-2026 - <http://www.newport.gov.uk/documents/Planning-Documents/LDP-2011-2026/LDP-Adopted-Plan-January-2015.pdf>

Supplementary Planning Guidance; Security Measures for Shopfronts and Commercial Premises, (August 2015), <http://www.newport.gov.uk/documents/Planning-Documents/Supplementary-Planning-Guidance/Security-Measures-and-Shop-Fronts-SPG-Aug-2015.pdf>

FURTHER INFORMATION

Welsh Government

Planning Policy Wales, <https://gov.wales/topics/planning/policy/?lang=en>

Other Sources

Historic Wales, <http://historicwales.gov.uk/#zoom=0&lat=300000&lon=258000&layers=BFFFFFTFFTTT>

Caerleon Net, <http://www.caerleon.net/index.htm>

Historic Wales, <http://historicwales.gov.uk/#zoom=0&lat=300000&lon=258000&layers=BFFFFFTFFTTT>

Royal Commission on the Ancient and Historical Monuments of Wales, <https://rcahmw.gov.uk/discover/historic-wales/>

Bargeboards: Boards fixed within the triangle of a gable, often carved or decorated.

Brutalist: A mid-20th-century style of architecture characterised by its use of large block forms and concrete.

Canted Bay: A section of building which protrudes with angled sides, usually three.
Castellated: The 'up-and-down' upper part of a wall originally intended as a defensive feature (i.e. like a castle).

Classical: An architectural style derived from the architecture of Ancient Greece and Rome, characterised by balanced proportions and symmetry.

Dressings: Stone or brickwork framing an opening or angle of a building.

Eaves: The uppermost section of a wall, where it meets an overhanging roof.

Elevation: An external side of a building.

Fascia: A board or sign across the top of a shopfront.

Hipped Roof: Where all four sides of a roof slope down to meet the walls (forming a shallow pyramid shape).

Mullion: A vertical bar within a window.

Polite: A style of architecture that has been purposely designed to look aesthetically pleasant.

Stallriser: A solid plinth at the base of a shopfront window.

Transom: A horizontal bar within a window.

CONTACT DETAILS

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Heathfield House
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SA1 6EL

E: enquiries@ggat.org.uk
T: 01792 655208
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W: <http://www.victoriansociety.org.uk/>
(NB: All case work is managed from London).

APPENDIX A: LIST OF HERITAGE ASSETS

Address	Status
ASHWELL	
1-9 Ashwell	Positive Contributor
BACKHALL STREET	
5 Backhall Street	Grade II Listed
6 & 7 Backhall Street	Grade II Listed
8 Backhall Street	Positive Contributor
14 Backhall Street	Positive Contributor
27 Backhall Street	Grade II Listed
29 Backhall Street	Positive Contributor
Bakehouse Cottage, 32 Backhall Street	Positive Contributor
33-34 Backhall Street	Positive Contributor
35 & 36 Backhall Street	Positive Contributor
37-43 Backhall Street	Positive Contributor
44 Backhall Street	Positive Contributor
Garden Wall of Pen-y-mynde, Castle Lane	Grade II Listed
Garden Railings and Gate to The Hall, Backhall Street	Grade II Listed
London House, Backhall Street	Positive Contributor
The Hall, Backhall Street	Grade II Listed
The Red Lion PH, Backhall Street	Grade II Listed
BELMONT HILL	
Ashbrook House, Ashwell	Positive Contributor
Ashwell House, Ashwell	Positive Contributor
3 Ashwell Cottage, Belmont Hill	Positive Contributor
Hill House, Belmont Hill	Positive Contributor
The Vines, Belmont Hill	Positive Contributor
BROADWAY	
Broad Towers, Broadway	Listed Building
Priory House, Broadway	Grade II Listed
Entrance gates and railings of Priory House, Broadway	Grade II Listed
Priory Lodge, Broadway	Positive Contributor

APPENDIX A: LIST OF HERITAGE ASSETS

Address	Status
BULMORE ROAD	
1 & 2 Bell Cottage, Bullmore Road	Positive Contributor
Church of the Holy Spirit, Bulmore Road	Grade II Listed
Foxley Cottage, 3 Bullmore Road	Positive Contributor
Misson Cottage, Bulmore Road	Positive Contributor
Telephone Call-box at the junction with Bulmore Road, Isca Road	Grade II Listed
The Bell Inn PH, Bulmore Road	Grade II Listed
CASTLE STREET	
1-6 Castle Street	Positive Contributor
The Manse, 7 Castle Street	Positive Contributor
8-11 Castle Street	Positive Contributor
The Captain's House, 12 Castle Street	Positive Contributor
Former Chapel, 6a-b Castle Street	Positive Contributor
CHURCH STREET	
2-5 Church Street	Positive Contributor
6-8 Church Street	Positive Contributor
10-12 Church Street	Positive Contributor
12 Church Street	Positive Contributor
13-17 Church Street	Positive Contributor
Electricity Substation	Positive Contributor
Former Methodist Church, Church Street	Positive Contributor
COLD BATH ROAD	
Stone Cottage, Cold Bath Road	Positive Contributor
CROSS STREET	
1 Cross Street	Grade II Listed
2 Cross Street	Grade II Listed
3 Cross Street	Grade II Listed
4-5 Cross Street	Positive Contributor
6 Cross Street	Positive Contributor
7 Cross Street	Positive Contributor
8 Cross Street	Positive Contributor

APPENDIX A: LIST OF HERITAGE ASSETS

Address	Status
9 & 10 Cross Street	Positive Contributor
15 Cross Street	Positive Contributor
17 Cross Street	Positive Contributor
20 & 21 Cross Street	Grade II Listed
19 Cross Street	Grade II Listed
Pendragon House, 18 Cross Street	Grade II Listed
GOLDCROFT COMMON	
12-16 Goldcroft Common	Positive Contributor
19 Goldcroft Common	Positive Contributor
21 & 22 Goldcroft Common	Positive Contributor
26 Goldcroft Common	Positive Contributor
27-29 Goldcroft Common	Positive Contributor
33 Goldcroft Common	Positive Contributor
34 Goldcroft Common	Positive Contributor
35 Goldcroft Common	Positive Contributor
37 Goldcroft Common	Positive Contributor
38-43 Goldcroft Common	Positive Contributor
Penry House, 24 Goldcroft Common	Positive Contributor
Sainbury's, Goldcroft Common	Positive Contributor
The Goldcroft, Goldcroft Common	Positive Contributor
The Green, Goldcroft Common	Positive Contributor
HANBURY CLOSE	
King's House, Hanbury Close	Grade II Listed
Nailery Cottage, Hanbury Close	Positive Contributor
HIGH STREET	
The Firs, with attached railings, 7-8 High Street	Grade II Listed
1-4 High Street	Positive Contributor
5 High Street	Positive Contributor
6 High Street	Grade II Listed
9 High Street	Grade II Listed
10 High Street	Grade II Listed
11 & 11A High Street	Positive Contributor

APPENDIX A: LIST OF HERITAGE ASSETS

Address	Status
12 & 13 High Street	Positive Contributor
Mynde House, 14 High Street	Positive Contributor
15 High Street	Grade II Listed
16 High Street	Positive Contributor
17 & 18 High Street	Positive Contributor
20 High Street	Positive Contributor
21 High Street	Positive Contributor
22 High Street	Positive Contributor
23 High Street	Grade II Listed
24 High Street	Grade II Listed
25 High Street	Grade II Listed
27 High Street	Grade II Listed
28 High Street	Grade II Listed
29 High Street	Grade II Listed
30 High Street, including attached railings	Grade II Listed
32 High Street, including railings	Grade II Listed
33 High Street	Grade II Listed
35 High Street	Grade II Listed
Boundary Wall between The Priory Hotel and No. 35 High Street	Grade II Listed
Cadoc House (medical centre), High Street	Positive Contributor
Caerleon Junior & Infant School, High Street	Positive Contributor
Church of Ss David, Julian and Aaron, High Street	Grade II Listed
Entrance gates and railings of The Endowed School, High Street	Grade II Listed
Letter Box outside the Post Office, 31 High Street	Grade II Listed
Lych Gate of the Church of St Cadoc, High Street	Grade II Listed
Porth-y-mynde, wall and entrance gates of Caer Cottage, High Street	Grade II Listed
Telephone Call-box near The Goldcroft PH, High Street	Grade II Listed
Telephone Call-box outside the Post Office, High Street	Grade II Listed
The Endowed School, High Street	Grade II Listed

APPENDIX A: LIST OF HERITAGE ASSETS

Address	Status
The Old Malthouse, High Street	Positive Contributor
The Olde Bull Inn PH, High Street	Grade II Listed
The Post Office, 31 High Street	Grade II Listed
The Priest's House with attached wall and gates, 19 High Street	Grade II Listed
The Priory Hotel, High Street	Grade II Listed
Town Hall & Library, High Street	Positive Contributor
Walls of Nos. 14 and 15A High Street	Grade II Listed
War Memorial Drinking Fountain, Town Hall Park	Grade II Listed
Whitehart Hotel, High Street	Positive Contributor
ISCA ROAD	
White Lion House, 1 Isca Road	Grade II Listed
River View, 2 Isca Road	Positive Contributor
1 & 2 Church Cottage, Isca Road	Positive Contributor
Churn Cottage, Isca Road	Positive Contributor
Cider Mill House, Isca Road	Positive Contributor
Coach House, Isca Road	Positive Contributor
Glan-yr-Afon Cottage, Isca	Positive Contributor
Grange Cottage, Isca Road	Positive Contributor
Great House and Heron Cottage, Isca Road	Grade II Listed
Hambrook Cottage, Isca Road	Positive Contributor
Hawkings Cottage, Isca Road	Positive Contributor
Isca Grange, including attached forecourt railings and gate, Isca Road	Grade II Listed
Ivy Cottage, Rose Cottage & Glandwr, Isca Road	Positive Contributor
Lincoln, Marrows, Usk, May and Cromwell Cottages, Isca Road	Positive Contributor
Moss Cottage & Fern Cottage, Isca Road	Positive Contributor
Pear Tree House, Isca Road	Positive Contributor
River Cottage, Isca Road	Positive Contributor
The Hollies, Isca Road	Positive Contributor
The Retreat, Isca Road	Positive Contributor

APPENDIX A: LIST OF HERITAGE ASSETS

Address	Status
The White Cottage, Isca Road	Positive Contributor
Walnut Tree Cottage, Isca Road	Positive Contributor
MILL STREET	
15 Mill Street	Positive Contributor
22 Mill Street	Positive Contributor
24-32 (even) Mill Street	Positive Contributor
80-88 (even) Mill Street	Positive Contributor
Millbrook Cottage, 92 Mill Street	Positive Contributor
Millbrook House, 94 Mill Street	Positive Contributor
98 Mill Street	Grade II Listed
96 Mill Street	Grade II Listed
Brodawel House (inc. wall), Mill Street	Positive Contributor
Garden Wall of Castle Acre, Castle Street	Grade II Listed
Garden Wall of The Mynde, Castle Lane	Grade II Listed
Garden Wall of The Priest's House	Grade II Listed
Poachers Cottage, 17 Mill Street	Positive Contributor
MUSEUM STREET	
4 Museum Street	Positive Contributor
Ashlar portico at The Roman Legionary Museum, Museum Street	Grade II Listed
Jubilee Cottages, 5-6 Museum Street	Positive Contributor
Lampost in Churchyard of the Church of St Cadoc, Museum Street	Grade II Listed
Church of St Cadoc, Museum Street	Grade II* Listed
NEW ROAD	
The Malt House Hotel, New Road	Grade II Listed
The Old Toll House, Caerleon Road/New Road	Grade II Listed
Ship Inn, New Road	Positive Contributor
Gwent cottage, New Road	

APPENDIX A: LIST OF HERITAGE ASSETS

Address	Status
NORMAN STREET	
1-5 Norman Street	Positive Contributor
6-9 Norman Street	Positive Contributor
10 Norman Street	Positive Contributor
Orchard House, Norman Street	Positive Contributor
STATION ROAD	
Minstrels' Sports Bar, 1 Station Road	Positive Contributor
6 & 7 Station Road	Positive Contributor
USKSID	
Bridge House, Uskside	Positive Contributor
Caerleon Bridge, Caerleon Road	Grade II Listed
Quay Wall and Slip at the Hanbury Arms, off Hanbury Close	Grade II Listed
The Hanbury Arms PH, Hanbury Close	Grade II Listed
Tower to the south-west of, and attached to The Hanbury Arms, Hanbury Close	Grade II* Listed
WHITE HART LANE	
1-4 Carlton Terrace, White Hart Lane	Positive Contributor

APPENDIX A: LIST OF HERITAGE ASSETS

Scheduled Monuments

Ref. No.	Site Name
MM014	Caerleon Castle Mound
MM037	Medieval Tower at Hanbury Arms
MM230	Caerleon Legionary Fortress
MM231	Caerleon Civil Settlement
MM232	Caerleon Amphitheatre
MM233	Caerleon Legionary Fortress: Goldcroft Common
MM234	Caerleon Fortress: School Fields
MM235	Caerleon Legionary Fortress: Grounds of St Cadoc's Home
MM236	Caerleon Legionary Fortress: Area between Priory Hotel and Priory Lodge
MM237	Caerleon Legionary Fortress: Field SE of Broadway
MM238	Caerleon Legionary Fortress: Grounds of Museum
MM239	Caerleon Legionary Fortress: Back Garden of No. 4 Museum Street
MM240	Caerleon Legionary Fortress: Area behind Caerleon House
MM241	Caerleon Legionary Fortress: Town Hall Park, High Street
MM242	Caerleon Legionary Fortress: Area of Myrtle Cottage Barracks
MM243	Caerleon Legionary Fortress: Area off White Hart Lane
MM245	Caerleon Legionary Fortress: Grounds of Health Clinic
MM246	Caerleon Legionary Fortress: Grounds of Croft Nursing Home
MM247	Caerleon Legionary Fortress: Old Vicarage Garden
MM248	Caerleon Legionary Fortress: Former Garden of The Firs
MM252	Caerleon Fortress: Car Park and Garden of Endowed School, North of Broadway
MM254	Caerleon Civil Settlement: Area under Broadway Playing Fields

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