

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 06 January 2026 15:16
To: Davidson, Joanne (East Area Development Manager)
<Joanne.Davidson@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 25/1081 (University Of Wales College Newport College Crescent Caerleon Newport South Wales) (DOC)

Hi Jo

Re: PARTIAL DISCHARGE OF CONDITIONS 13 (RADIATORS) AND 19 (LIFT) OF 23/0683 S19 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) IN RESPECT OF 21/0294 VARIATION OF CONDITIONS 1 (APPROVED PLANS), 4 (DETAILED SCHEDULE OF WORKS), 8 (WALLS AND SPACES TO BE MADE GOOD) AND 9 (DETAILED STRUCTURAL ENGINEERING REPORT) OF LISTED BUILDING CONSENT 17/0782 FOR THE PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF A) MAIN BUILDING TO 42NO. FLATS, B) TJ WEBLY BUILDING TO 2NO. DWELLINGS AND C) TY HYWEL BUILDING TO 2NO. DWELLINGS (1NO. FLAT AND 1NO. HOUSE)

Condition 13

The strategy for existing and proposed radiators to serve the main teaching block shall be undertaken in accordance with details approved pursuant to LPA reference 22/1150. Full details of the radiator strategy for the Principal's and Caretaker's residences shall be submitted to and approved in writing by the Local Planning Authority prior to any new radiators being installed or existing radiators relocated. The works shall be undertaken in accordance with the approved details.

Reason: In the interest of safeguarding the special character of the Listed Buildings.

It is clear from supplied information that extant radiators are modern installations.

Drawings indicate that the scope of work consists of:

- Stripping out all existing modern type radiators and pipework.
- Making good of any damaged areas around the existing radiators

- New radiators spec and proposed locations as to Acorn design specification.

Can we please see details of the proposed radiators and their locations?

Presumably, new pipe runs will utilise existing routes and penetrations through the historic fabric? Please clarify.

Condition 19

Full details of the new 4 person lift shall be submitted to and approved in writing by the Local Planning Authority and include clear sectional details and relationship to the existing stairwell and method of installation. The lift shall thereafter be installed in accordance with the details approved. The 8 Person lift and subsequent window treatment to the lift void shall be undertaken in accordance with details approved pursuant to LPA reference 22/1150.

Reason: In the interest of safeguarding the special character of the Listed Building.

As identified by the HIA submitted for 23/0683, the principal form and fundamentals of the design for a new staircase in this location was approved under 22/1150 (see Dwg 22.47-EDS-XX-ZZ-DR-PL-(24)03 - New Fire Escape Stairs).

The proposed staircase details now submitted are in line with that previously approved, showing a pared-back and minimalist design which references traditional form (open strings, timber treads, square stick balusters, hardwood handrail) to suit both the classically inspired aesthetic of this building and the secondary nature of the staircase in question. As arranged, it is set away from the existing windows (so as not to impact directly upon them) and, as noted within the report for 22/1150, there is ample historic precedent for (and later examples of) staircases climbing past windows in such a manner.

It is shown that the lift (and its associated core) can be suitably accommodated within the heart of the new staircase, though specification and finished appearance for the new lift doors remain unclear. Can these details please be supplied.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer Swyddog Dirprwyedig
(Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development Cyngor
Dinas Casnewydd / Newport City Council

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