



Archaeoleg Morgannwg-Gwent

Heneb

Glamorgan-Gwent Archaeology

Our ref: NEW1700/HB

ARCHAEOLOGICAL PLANNING

Head of Planning and Economic Regeneration
Newport City Council
Civic Centre
NEWPORT
NP20 4UR

1st September 2025

FAO: Guy Arnall

Dear Sir/Madam,

Re: Listed Building Consent for various exterior and Interior works consisting of replacing part of Roof, replacing windows, external rendering, existing timber beam replacement, internal rendering, external stone wall improvements, the removal and repairing of rainwater goods and exploratory work.

School House, High Street, Caerleon, Newport, NP18 1AZ

Pl.App.No.: 25/0539

Thank you for consulting us about this application; consequently we have reviewed the detailed information contained on your website and **can confirm that historic environment mitigation will be required.**

Information in the regional Historic Environment Record (HER) shows that the application area is within the Newport Conservation Area and the Archaeologically Sensitive Area (ASA) of Caerleon. The site is also situated within the immediate vicinity of multiple Scheduled Monument Areas associated with Caerleon Legionary Fortress. Therefore, the application is within an area of very high archaeological potential, where it is highly likely that archaeological remains and deposits will be encountered during any ground disturbing works undertaken in the area. The HER shows that the School House (Caerleon Endowed School) is a Grade II* Listed Building, which was designated “... as a rare early C18 school retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.” (Cadw ref: 2984). Additionally, the HER notes that “A section of stone wall of post-medieval date was found immediately beneath the tarmac during an evaluation excavation. The evaluation section was not excavated further.”.

The application is for Listed Building Consent for various exterior and interior works consisting of replacing part of roof, replacing windows, external rendering, existing timber beam replacement, internal rendering, external stone wall improvements, the removal and repairing of rainwater goods and exploratory work. It is noted from the submitted documents that the proposed works do not include any proposed extensive ground disturbing works, therefore it is unlikely that archaeological remains and ground deposits will be encountered or disturbed during the course of the works. However, it is noted from the submitted documents and additional information that works to the structure have already begun due to

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Cadeirydd / Chair: Dr Carol Bell

PSG / CEO: Richard Nicholls

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time constraints of the site, during which earlier features have been revealed after the removal of the existing render. Consequently, it is recommended that in order to mitigate the impact of the proposed works upon the historic environment and to also provide a record of the current works and features uncovered, that a historic building survey is undertaken.

Therefore, it is our recommendation that a condition requiring the applicant to submit a detailed written scheme of investigation for an appropriate programme of historic building recording and analysis should be attached to any consent granted by your Members. We envisage that this programme of historic building recording takes the form of a Level 3 survey as set out in "*Understanding Historic Buildings: A Guide to Good Recording Practice*", Historic England, 2016. This will include a measured scale in the photographs taken, and also a directional plan detailing where the photographs have been taken on site. This level of building recording also includes the provision for a written record, description and analysis regarding the earlier features that have been uncovered from the recent works.

To ensure that work is carried out in a suitable manner, we therefore suggest that a condition worded in a manner similar to model condition 73 given in Welsh Government Circular 016/2014 is attached to any consent that is granted in response to the current application. This condition is worded:-

No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority

The justification for the imposition of the condition would therefore be: -

Reason: *As the building is of architectural and cultural significance the specified records are required to mitigate impact.*

We also recommend that a note should be attached to the planning consent explaining that:

The archaeological work must be undertaken to the appropriate [Standard and Guidance set by Chartered Institute for Archaeologists \(CIfA\)](#), and it is recommended that it is carried out either by a [CIfA Registered Organisation](#) or a [MCIfA level accredited Member](#).

If you have any questions or require further advice on this matter please do not hesitate to contact us.

Yours faithfully,

H. Bowden

Hannah Bowden BA (Hons) MSc MCIfA
Stewardship Officer

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